

Lawful Development Certificate Statement - LDC-01

Application for a Certificate of Lawful Development (Proposed)
Conversion of Detached Garage to Residential Accommodation:
High Bisham, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA

1. Introduction

This statement has been prepared in support of an application for a Certificate of Lawful Development (Proposed) under Section 192 of the Town and Country Planning Act 1990, to confirm that the conversion of an existing detached domestic garage to residential accommodation, incidental to the main dwelling, constitutes permitted development.

The proposal relates to a dwelling house located at High Bisham, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA, within the administrative area of Horsham District Council.

2. Description of the Site

The application site comprises a single dwelling house within an established residential area. A detached garage, located within the residential curtilage of the dwelling, is currently used for domestic storage and parking purposes.

The garage is single storey and forms part of the lawful residential use of the site.

3. Description of the Proposed Development

The proposed development comprises:

- The internal conversion of the existing detached garage to habitable accommodation;
- Use of the converted space as accommodation incidental to the enjoyment of the dwelling house;
- No creation of a separate or self-contained dwelling;
- No increase in the height, footprint, or volume of the building;
- Minor external alterations only, limited to:
 - Replacement of the existing garage door with a wall and window of similar appearance to the host dwelling
 - New entrance to the side and 2 insulated windows, one front and one side;

The converted garage will remain functionally associated with the main dwelling.

4. Relevant Permitted Development Legislation

The proposal has been assessed against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development falls within:

Schedule 2, Part 1, Class A – Enlargement, improvement or other alteration of a dwelling house.

The works constitute an alteration to a building within the curtilage of a dwelling house and do not result in enlargement beyond the existing structure.

5. Assessment Against Permitted Development Criteria

5.1 Use of the Accommodation

- The converted garage will form part of the existing dwelling house;
- The accommodation will be used for domestic purposes only;
- No separate planning unit is created;
- No independent access or postal address are proposed.

The use therefore remains ancillary and incidental to the dwelling house.

5.2 Scale and External Works

- No extension beyond the existing building envelope is proposed;
- No increase in height or volume;
- External alterations are minor and do not materially alter the appearance of the building.

The proposal complies with the limitations of Class A.

5.3 Location and Restrictions

- The dwelling house is not a flat or maisonette;
- The site is not a listed building;
- The proposal does not affect a principal elevation facing a highway;
- There are no Article 4 Directions affecting permitted development rights at the site;
- There are no known planning conditions restricting the use of the garage.

5.4 Parking and Access

- The proposal does not alter existing vehicular access arrangements;
- Sufficient off-street parking is retained within the site curtilage;
- Parking considerations do not remove permitted development rights.

6. Plans and Evidence Submitted

The application is supported by the following plans and documents:

- Location Plan (1:1250)
- Block / Site Plan (1:500)
- Existing Floor Plans
- Proposed Floor Plans
- Existing Elevations
- Proposed Elevations

These drawings clearly demonstrate that the development is contained within the existing structure and complies with permitted development limitations.

7. Conclusion

The proposed conversion of the detached garage to residential accommodation:

- Constitutes development permitted by Schedule 2, Part 1, Class A of the GPDO;
- Does not breach any limitations or conditions of the Order;
- Remains incidental to the use of the dwelling house;
- May not require planning permission.

The development is therefore lawful, and it is respectfully requested that Horsham District Council issue a Certificate of Lawful Development (Proposed) accordingly.