

Planning Supporting Statement

Partial conversion of integral garage to habitable room

27 Grosmont Way, Celtic Horizons, Newport NP10 8UQ

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1. Introduction

This statement supports a full planning application for the partial conversion of the integral garage at the above address. The application is required because permitted development rights for this type of work have been removed from the estate by an Article 4 direction; without that direction, the works described below would ordinarily fall within permitted development.

2. The Site

The property is a three-storey dwelling with an integral single garage, a driveway providing off-road parking for one car, and a grassed area to the front. The garage has never been used to park a vehicle and is currently used only for household storage.

3. The Proposal

It is proposed to convert the rear portion of the garage (approximately 2.4m of its 4.9m depth) into habitable accommodation, opened into the adjoining kitchen to form a slightly larger kitchen/dining space. A new stud partition wall will divide the garage roughly in two: the retained front section (approximately 2.5m deep) will continue to be used for storage, accessed as now via the existing roller door, with an internal doorway linking it to the new room.

No external alterations are proposed. The existing garage roller door, driveway, and grassed frontage are all retained unchanged. The works are entirely internal, comprising the removal of part of the existing party wall between the garage and kitchen to form a new opening, and the addition of a new internal partition within the garage.

4. Parking and Highways

The existing driveway, providing off-road parking for one car, is unaffected by this proposal and will remain available for use. As the garage has never been used for vehicle parking, the proposal results in no change to the property's actual parking provision or arrangements.

5. Design, Appearance and Neighbouring Amenity

Because the works are internal and there is no change to the external appearance, footprint, or roofline of the property, the proposal has no effect on the character or appearance of the dwelling or the street scene, and no effect on the amenity of neighbouring occupiers (no additional overlooking, loss of light, or noise beyond that of normal domestic use).

6. Conclusion

This is a modest, wholly internal alteration that retains full off-road parking provision and the existing street-facing appearance of the property. Planning permission is sought solely because of the Article

4 direction affecting the estate, and it is respectfully submitted that the proposal accords with normal householder permitted development principles and should be supported.