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Architectural Design

Supporting Statement

3 Seamill Park Avenue,

Worthing, West Sussex.

Rev.00



Application for lawful development certificate for proposed garage conversion for ancillary use.

Introduction

This application serves to obtain lawful development certificate for proposed garage conversion at #3 Seamill Park Avenue, Worthing. The application has been submitted in order to seek Adur & Worthing Borough Council's confirmation that the conversion of the garage would be lawful in regard to Section 192 of the Town and Country Planning Act 1990.

History

In recent planning history, application AWDM/1270/21 is relevant. This consisted of a joint planning application for first floor infill extensions to both 3 and 5 Seamill Park Avenue. Including demolition of existing conservatory and construction of first floor extension to south-west corner and ground floor rear extension to 3 Seamill Park Avenue. The aforementioned application and its associated proposals have not been undertaken/constructed.

Site

The application site comprises an existing semi-detached residential property and its grounds, including garage outbuilding, as outlined in red on the submitted location plan [CBE 1000].

Supporting Statement

The proposed development is to be used solely for purposes ancillary to the use of the existing property. As such, and with reference to the submitted drawings [CBN 1000, 1001, 2000 & 2002] the proposed construction can be considered lawful. The existing garage of 14m2 and approx. dimensions of 2.8 x 5m, features materials (both existing and proposed) that match that of the existing property.

The main property serves as the applicant's family home, in which space is currently very limited and additional storage space is required. Therefore, the primary use of the space will be as overflow kitchen storage. Recent application AWDM/1270/21, sought to address storage issues and extend the kitchen space, however the approved proposals and construction are no longer intended to be undertaken, the proposed conversion however will address some of the requirements.

Internally, the room will consist of kitchen units for storage and a utility worktop. The outbuilding is intended to be used infrequently by 2-4 no. adults as per requirements of intended use as storage. The conversion will not be used for habitable purposes or to serve those of business operations.

For these reasons and those of the submitted evidence, it is clear that there would be no material change and therefore, no development as defined by Section 55(1) of the Town and Country Planning Act 1990 would take place. A Certificate of Lawfulness of Proposed Use or Development, under the provisions of Section 192 of the 1990 Act, should therefore be able to be issued.