

February 9, 2023

Bucks Council
Planning Department
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Dear Sir/Madam,

Re: Lawful Development Certificate, Reference: PP-12794751
6 High Street North, Stewkley LU7 0HH
Mr P J McNamara

This application seeks to understand whether or not planning permission is required for a slight alteration to a double garage on my property.

The garage in question has a room above it which is used as a study and which is accessed via an internal staircase.

This internal staircase creates several incumbrances, as follows:

- the study cannot be accessed other than through the front garage door, which is inconvenient;
- the internal space of the garage is restricted due to the space occupied by the staircase, meaning that two cars cannot be stored in the garage;
- the arrangement creates a fire escape risk if there was an incident that made exit from the study through the garage (the only exit route) dangerous.

I would like to change the location of the stairs and install an external staircase on the side of the garage, freeing up the space in the garage for a vehicle, and providing a safer escape route in the event of a fire.

I would like to understand whether or not I need planning permission to make this alteration.

I have provided location plans and rough plans of the existing and proposed stair locations. You will see that the garage is set well back from both the road and from any access points to the property.

I look forward to hearing from you.

Yours faithfully,

Mr P J McNamara