

PLANNING STATEMENT

**63 RAVENBANKS ROAD
LUTON
BEDFORDSHIRE
LU1 8EJ**

1 INTRODUCTION

This certificate of lawfulness application has been submitted to convert the existing detached garage into a habitable space.

2 PERMITTED DEVELOPMENT RIGHTS

As far as we are aware, there have been no previous application submitted to the Local Authority. In addition, there is no mention that Permitted Development rights have been removed.

3 PROPOSALS

The proposals include the existing detached garage to be converted into a habitable space which incorporates a games room to the rear, utility, and W.C located to the front. The use of the converted garage will be used for the enjoyment of the main dwelling house.

The existing garage door to be removed and partially infilled. There would be a external quality door to access to the utility and W.C. At the rear of the garage external sliding doors to be installed.

The proposed walls to the front of the garage will match the existing construction in terms of appearance. The existing roof will remain as is.