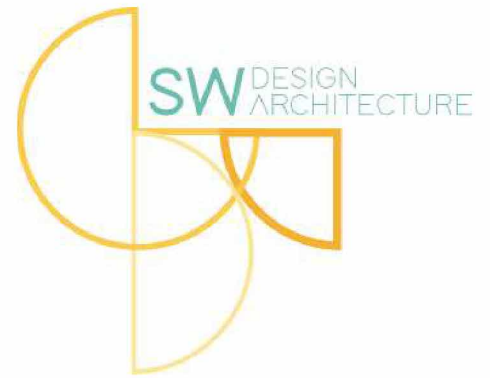


DMO 060 LDC230408



08 04 2024

Re: Application for Lawful Development Certificate

Reference: PP-12959644

Class Use: C3 Dwellinghouses
Property: 23 The Crescent
Backwell
North Somerset
BS48 3NL

The current Class use for the above property is C3 Dwellinghouse. The application is for consent to the future works of converting the existing integral garage to a habitable room that will become part of an open plan kitchen dining area. This work is internal and does not increase the existing footprint. The application is being made to obtain legal evidence that the works to be undertaken do not require planning permission, should the current owners decide to sell the property in the future.

The existing property has constantly been in the same use; as a dwelling, in excess of four years. The current owners have lived in the property for six years. The domestic property / dwelling consists of the original house with an adjoining two storey side extension; which was built in 1979 (ID: 3002/79) and a further single storey rear lean to extension built in 1994 (ID: 94/0694).

At the ground floor, the integral garage is adjacent to the current living accommodation. The property will continue to be used as a dwelling (C3), with the proposal intending to alter the existing ground floor internal layout only. The alterations are within the existing footprint, with no further extensions to the property. There are no additional bedrooms planned therefore no change is required to the existing parking arrangements.

Yours sincerely



Samantha Wright BA(Hons) MArch Dip Arch RIBA

SW DESIGN
ARCHITECTURE