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Planning Statement



Statement prepared for:

Proposed Office at 1 George Avenue, Trevor Avenue, Llangollen, LL20 7UA.

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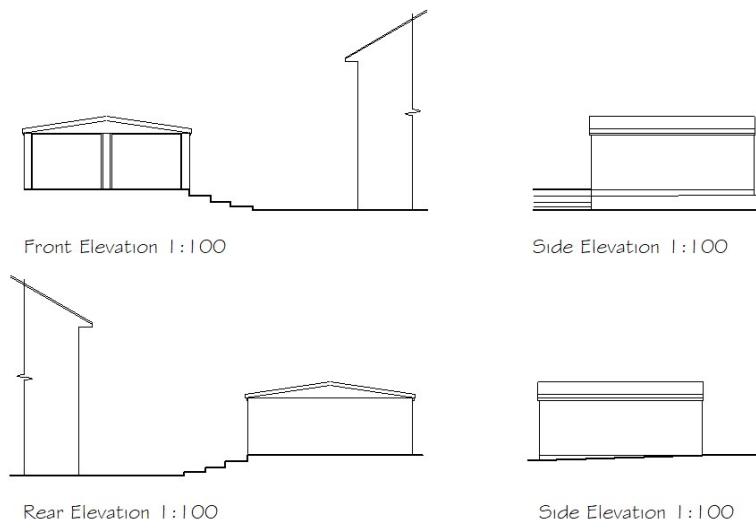
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1.0 Brief

- 1.1** We have been approached by our client to obtain planning permission for the proposed Office at 1 George Avenue.
- 1.2** Blueprints team conducted a site survey to determine if the existing garage was suitable for conversion. The survey determined that conversion of the existing concrete fabricated building would not be feasible, therefore we concluded demolishing the existing garage and replacing with new Office structure would be a more successful option.
- 1.3** The intention of this document is to outline the purpose of the proposed Office, its self-contained nature, and its reliance on the main dwelling.

2.0 Existing building use

- 2.1** The existing concrete fabricated garage is currently used for storage. As discussed above, the existing garage is not suitable for conversion.
- 2.2** The existing garage comprises prefabricated concrete panels which are externally finished with pebble dash. The existing roof comprises corrugated steel roofing material.
- 2.3** Our client currently resides in the property associated with the proposed Office. They require the proposed extra space to enable them to work from home within the new office space.



1.0 Existing Elevations

3.0 Proposed building use

- 3.1** We have proposed an Office to match the clients requirements. Internally we have indicated large office space, shower room, and mezzanine for storage with ladder access.
- 3.2** Externally, we have indicated large window to the front, window to the side and two roof lights to ensure plenty of natural lighting and ventilation into the Office. Access into the Office is from the side with new steps to access the door.
- 3.3** The facing material is to comprise render to match the existing dwelling. Roofing material is to comprise tiles to also match existing dwelling.
- 3.4** As indicated on drawing Ref:O030/005 there is currently 2 parking spaces available at the dwelling which enable parking for the client.



2.0 Proposed Elevations

4.0 Conclusion

- 4.1** An Office associated with this property will provide the client with more space and allow them to work from home.
- 4.2** We feel this application to the dwelling should be looked favourably upon and granted permission as we feel there is no justifiable reasons for refusal.
- 4.3** The proposed application will greatly benefit the client and their family.
- 4.4** The Office will be fully insulated to meet the requirements of the current Building Regulations, thus ensuring the building will be thermally and acoustically efficient.

Document prepared by:

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Rev A