Planning Statement and Design & Access Statement

1. Introduction

This statement has been prepared in support of the planning application submitted to the Local Planning Authority. The purpose of this statement is to describe the proposal and confirm that it will not result in any physical changes to the property or any impact on the surrounding area.

2. Site Description

The application site is located within an established residential area and is surrounded by residential properties. The site is accessed from an existing public highway and comprises an existing residential dwelling that is consistent with the character of the surrounding area.

The site boundary is shown on the submitted Location Plan.

3. The Proposal

The proposal does **not** involve any new development, extension, alteration, or physical works to the property. There will be **no changes** to the external or internal appearance, layout, scale, height, or character of the existing building.

The property will continue to be used primarily as a **residential dwelling**. A small part of the dwelling will be used solely for **online administrative purposes only**, including desk-based activities such as record keeping and general administration associated with a taxi business.

There will be:

- No customer visits
- No staff working from the property
- No vehicle storage or dispatch from the site
- No additional parking requirements
- No increase in traffic or noise

The proposed use will not alter the residential character of the property or the surrounding area.

4. Access Considerations

4.1 Vehicular Access

There will be **no impact** on vehicular access. Existing access arrangements remain unchanged, and the proposal will not result in any additional traffic movements or highway safety concerns.

4.2 Pedestrian Access

There will be **no impact** on pedestrian access. No members of the public will attend the site in connection with the business.

5. Conclusion

This proposal does not involve any physical development or material change of use. The property will remain residential in character, with limited use for online administrative purposes only.

As there will be no impact on neighbouring amenity, parking, traffic, highway safety, or the character of the area, the proposal accords with relevant national and local planning policies.