

PLANNING STATEMENT

Property: 32 White Heart Avenue

Application: Retrospective planning permission for an existing outbuilding, including amendments to the internal floor plan

1. Introduction

This Planning Statement has been prepared in support of the retrospective planning application for the existing outbuilding at **32 White Heart Avenue**.

The application seeks retrospective planning permission for the **retention of the existing outbuilding within the residential curtilage of the property, including amendments to the internal floor plan**.

The outbuilding is associated with the main dwelling and is intended to provide ancillary accommodation and associated domestic space. It is not intended to function as a separate dwelling or to create an independent residential planning unit.

The application is intended to regularise the planning position of the existing outbuilding and to ensure that the internal arrangement is accurately reflected in the submitted plans.

2. Background and Circumstances

The circumstances surrounding the property are relevant to the consideration of this retrospective application.

The previous owner of the property, **Mr Sushrur Athavale**, sadly passed away last year. Following his death, the property was transferred into the name of his mother, who is elderly and resides permanently in **India**.

The legal and administrative process associated with transferring the property into her name took considerable time and presented practical difficulties, particularly given her age, circumstances and the fact that she was required to deal with matters relating to the property from overseas.

During this period, a family friend of her late son stayed at the property temporarily in order to assist with looking after and maintaining the property while the ownership and associated legal matters were being resolved.

The ownership transfer has now been completed, and the current owner intends to proceed with the **sale of the property**.

It is important to clarify that the **outbuilding is currently vacant and unused**. There is therefore no current residential occupation of the outbuilding.

The current owner and her representatives are now seeking to regularise the planning position of the existing outbuilding through this retrospective planning application.

3. Purpose of the Retrospective Application

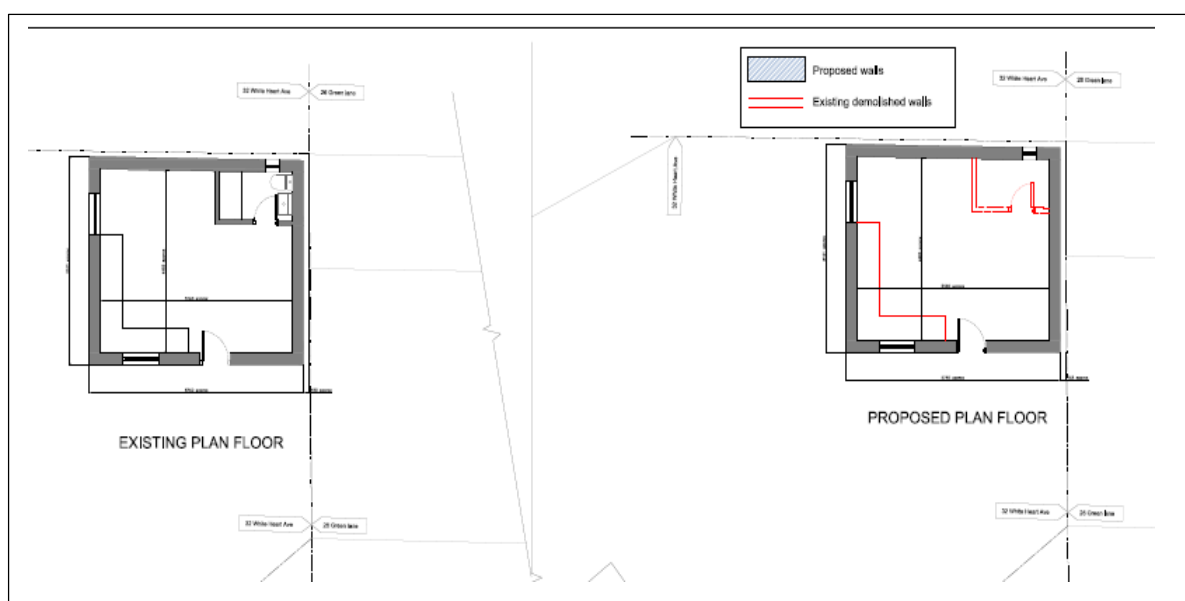
The purpose of this application is to obtain planning permission for the **retention of the existing outbuilding, including the amended internal floor plan.**

The submitted plans provide an accurate representation of the existing arrangement and the internal layout of the outbuilding.

The application does not seek to establish a separate dwelling or an independent residential use. The outbuilding remains ancillary to the main residential property and is intended to be used in association with the main dwelling.

The retrospective nature of the application reflects the fact that the outbuilding is already in existence. The application provides the Council with the opportunity to assess the development formally against relevant planning considerations.

4. Description of the Development



The development comprises the **existing outbuilding located within the garden/residential curtilage of 32 White Heart Avenue.**

The application seeks retrospective permission for its retention, together with the **amended internal floor plan.**

The internal arrangement has been amended to provide an appropriate layout for ancillary accommodation associated with the main dwelling.

The outbuilding does not form a separate residential unit and there is no intention to create an independent dwelling. Its use remains ancillary to the main house.

The submitted drawings should be read in conjunction with this Planning Statement and accurately identify the existing outbuilding and its amended internal arrangement.

5. Planning Considerations

The existing outbuilding is considered to represent an appropriate form of ancillary development within the residential curtilage of an established dwelling.

The outbuilding remains subordinate to the main dwelling and is physically associated with the property.

The proposal does not seek to create an additional planning unit or an independent residential dwelling. The use of the building is intended to remain ancillary to the main house.

The amended internal floor plan does not alter the fundamental ancillary relationship between the outbuilding and the main dwelling.

The development is therefore considered acceptable in principle as domestic ancillary accommodation within the residential curtilage.

6. Design and Appearance

The existing outbuilding is situated within the residential garden area of the property and is appropriate in scale and form to its setting.

The building remains subordinate to the main dwelling and does not represent an incongruous form of development within the residential curtilage.

The amended internal floor plan relates primarily to the internal arrangement of the building and does not alter its fundamental relationship with the main dwelling.

The existing building and its arrangement are therefore considered to be compatible with the character and appearance of the property and surrounding residential area.

7. Residential Amenity

The development has been considered with regard to the residential amenity of neighbouring properties.

The existing outbuilding and its use as ancillary accommodation are not considered to result in unacceptable impacts in terms of overlooking, loss of privacy, outlook, daylight or sunlight to neighbouring properties.

The internal amendments to the floor plan do not introduce a materially different use or intensification that would be expected to result in significant additional noise or disturbance.

Furthermore, the outbuilding is currently **vacant and unused**.

The proposal therefore does not give rise to any significant adverse impact upon neighbouring residential amenity.

8. Highways and Parking

The retrospective application does not involve the creation of an additional independent dwelling.

As the outbuilding remains ancillary to the main dwelling, there is no requirement for separate residential parking provision associated with an additional planning unit.

The development does not result in any material change to the existing access or parking arrangements serving the property and is not considered to have any adverse impact upon highway safety.

9. Current Ownership and Exceptional Circumstances

The current owner is an elderly lady who resides permanently overseas and only recently became the registered owner of the property following the death of her son.

The circumstances surrounding the bereavement, subsequent transfer of ownership and the practical difficulties associated with managing the property from overseas have inevitably contributed to delays in addressing the planning position.

Now that the ownership transfer has been completed, the current owner is committed to cooperating fully with the Council and regularising the planning position of the property.

The intention is to sell the property and, as far as reasonably practicable, ensure that its planning position is clear and properly regularised.

The current owner therefore respectfully asks the Council to take these circumstances into account when considering the retrospective application, including the bereavement, recent transfer of ownership, her age and permanent residence abroad.

It is also respectfully noted that the **outbuilding is currently vacant and unused**, and there is no current occupation of the outbuilding as a separate residential unit.

10. Conclusion

This application seeks **retrospective planning permission for the retention of the existing outbuilding at 32 White Heart Avenue, including amendments to the internal floor plan.**

The outbuilding remains ancillary to the main dwelling and does not create or seek to establish a separate residential unit.

The amended internal layout does not materially alter the relationship between the outbuilding and the main dwelling, nor does it give rise to unacceptable impacts upon neighbouring residential amenity, highway safety or the character of the surrounding area.

The outbuilding is currently **vacant and unused**, and the current owner is committed to cooperating with the Council to regularise the planning position.

In light of the circumstances surrounding the property, including the death of the previous owner, the subsequent transfer of ownership to his elderly mother who resides permanently overseas, and the practical difficulties associated with managing the property from abroad, the Council is respectfully requested to take a **proportionate and pragmatic approach** when determining the application.

For the reasons set out above, the retrospective retention of the existing outbuilding, together with the amended internal floor plan, is considered acceptable in planning terms, and **retrospective planning permission is respectfully requested.**