Bright Building Solutions
Architecture * Building Surveying * Planning Consultancy



Planning Statement

Address: 416 Broadgate, Weston Hills, Spalding, PE12 6DA

1. Introduction

a. This planning statement is prepared to accompany Application for Lawful Development Certificate for a Proposed Use.

2. Site and Location

1.1. The existing property is located in Weston Hills, PE12

1.2. The existing property is three storey six bedroom detached house with garden area to rear, side and front of the property.

1.3. The existing accommodation consists of:

* Ground Floor – Living Room, Kitchen, Dining Room, Utility Roo, WC, Storage Room and Bedroom.
* First Floor – Three bedrooms, bathroom and en-suite shower.
* Second Floor – Two bedrooms

3. Proposed Development

a. Change of use from C3 (dwellinghouses) to C3b (use as a dwelling house by not more than six residents living together as a single household.
b. All to be done under Permitted Development.

4. Design Principles

a. The proposal for change of use from C3 to C3b is within Permitted Development Rights and within the SAME USE CLASS therefore considered Lawful under the current GPDO.

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TEL: 0207 112 8766; FAX: 0207 112 8796
e: info@BrightBuildingSolutions.co.uk
www.brightbuildingsolutions.co.uk