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Planning Statement

Conversion of existing Garage at 3 Teanhurst Close, Lower Tean, ST10 4NN.

Date:	12 September 2016
Client:	Mr. P. Williamson
Project Number:	2016-47

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1. BACKGROUND

1.1. The garage at 3 Teanhurst Close is currently used as a gym and storage area by the occupants of the house.

1.2. Our client is a qualified physiotherapist who wishes to work from home. He is proposing to create a home working space which provides the necessary facilities to practice physiotherapy.

1.3. The proposals as shown on drawing 2016-47-04 are to convert the existing garage into a Physio fitness room, treatment room and waiting area.

2. PROPOSED CHANGES TO THE EXISTING

2.1. The roof eaves is to be raised 375mm and the addition of a tiles pitched roof.

2.2. The pitched roof will provide head room and space for specialist physiotherapy activities.

2.3. The exterior will be rendered white and introduce horizontally laid, natural finished oak cladding boards to enhance the aesthetics of the proposal.

2.4. The garage door will be removed and replaced with a single window and door.

2.5. New doors/sidelights to the side elevation will allow natural light into the space.

3. IMPACT ON LOCAL RESIDENTS

3.1. Prior to the submission of proposals the client has consulted with neighbouring residents. Our client has advised that the local residents have responded positively and given their support for the home working proposals.

3.2. The provision for off-road parking for up to 5 vehicles is already available.

3.3. Only one patient will be seen per appointment, with only a few appointments per day, therefore not considered to disrupt local residents of Teanhurst Close.

End.