

Delegated Application Report

Target Date: 27/04/21

Address: 71 Henley Road, Caversham, Reading

Application No: 210332/CLP

Proposal: Certificate of Lawful Development for proposed garage conversion to create habitable office and gym accommodation.

Case Officer: Sian Hickey

Introduction and Proposal

The application site contains a detached dwelling with a large back garden and a detached garage. The surrounding area is predominantly residential. The property is not listed, nor is it located in a conservation area.

The proposal is to convert the existing garage and gym/store into an office and gym. The existing garage doors would be removed and replaced with two windows, and the existing rear window would be replaced with patio sliding doors.

Plans Submitted

The agent supplied the following plans received 02/03/2021:

Drawing no. 001 - Location and Block Plan

Drawing no. 002 - Existing Floor Plan

Drawing no. 003 - Existing Elevations

Drawing no. 004 - Proposed Floor Plan

Drawing no. 005 - Existing Elevations

Relevant Planning History

130432 - Raised roof with front, side and rear dormer windows to create first floor bedroom accommodation - Permitted

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Permitted development rights for householders - Technical Guidance September 2019

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

Based on the information submitted by the applicant it is considered that the proposed use of the garage for a home office and gym is not a material change of use, and together with the alterations to doors and windows it is not considered development. The applicant has advised that the garage will be used habitable space ancillary to the main house and the main use of the property will remain as a C3 dwelling.

Incidental use

A home gym and home office are recognised as uses incidental to the residential use of a main dwelling house. Plans show the proposed layout of the outbuilding provides sufficient, but not an overprovision of space for the two uses. Whilst generous, the existing outbuilding is not considered excessively large for the intended uses. Given the nature of the uses and space available, it is reasonably concluded such uses could not reasonably be accommodated within the main dwelling.

On balance and on the evidence available, the scale and nature of intended uses within an outbuilding are considered incidental to the main use of the dwelling house, and therefore lawful.

Recommendation

The proposed operation would be lawful for planning purposes on the basis of the drawings received 02/03/2021:

Drawing no. 001 - Location and Block Plan

Drawing no. 002 - Existing Floor Plan

Drawing no. 003 - Existing Elevations

Drawing no. 004 - Proposed Floor Plan

Drawing no. 005 - Existing Elevations

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed garage conversion. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Construction and Demolition

Ancillary Use

