HUNTINGDONSHIRE DISTRICT COUNCIL

25/00383/CLPD

OFFICER REPORT

Case No: **25/00383/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Lawful development certificate for the conversion of the garage to a home gym.**

Location: **53 Red Admiral Court Little Paxton St Neots**

Applicant: **Richard & Ann Collman**

Grid Ref: **518421 261855**

DESCRIPTION OF SITE AND APPLICATION

This application is for a Certificate of Lawful (Proposed) Development for the conversion of an existing integral garage to habitable accommodation, comprising of a home gym.

This proposed development site is a four-storey terraced dwelling situated within a residential estate in Little Paxton. The application site is of brick, cladding and tile construction.

The building itself does not benefit from any listed building status and does not fall within a conservation area. Officers have checked the relevant planning records and confirm that permitted development rights remain intact.

NATIONAL GUIDANCE

The Town and Country Planning Act 1990 – Section 192

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

RELEVANT PLANNING HISTORY

0302792FUL Erection of 426 mixed residential units, with public house and community hall with ancillary parking

CONSULTATIONS

No consultations - Certificate of lawful permitted development

REPRESENTATIONS

None

SUMMARY OF ISSUES

The internal conversion of the garage space would not be defined as development under section 55 of the Town and Country Planning Act 1990, however the removal of the garage door and replacement with a single window would constitute be development under the Act.

Therefore, the removal of the garage door and replacement with a single window must be assessed against The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) to determine whether the proposals are 'permitted development' or would require an application to be submitted for planning permission.

Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the enlargement, improvement, or other alteration of a dwellinghouse, subject to certain criteria set out within the Order. The proposed development as indicated on plans "Garage Conversion to Gym" received by the LPA on 3rd March 2025 would be permitted as it falls within the definition and because the following additional tests are satisfied:

a) The dwellinghouse was not granted permission under Class G, M, MA, N, P, PA, or Q of Part 3 of this schedule (Changes of Uses).

Officer Comment - Compliant

b) The resultant works proposed in plan references "Garage Conversion to Gym" received by the LPA on 3rd March 2025, would not exceed 50% of the total area of the curtilage of the dwelling house (excluding the area of the original dwellinghouse)

Officer Comment - Not applicable

c) The height of the proposed development would not exceed the highest part of the roof of the existing dwellinghouse

Officer Comment - Not Applicable

d) The height of the eaves of the proposed development would not exceed the eaves of the existing dwellinghouse

Officer Comment - Not Applicable

e) The proposed development would not extend beyond a wall which forms the principal elevation, does not front a highway and form a side elevation of the original dwellinghouse

Officer Comment - Compliant

f) The proposed development would have a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres and the maximum height does not exceed 4 meters in height

Officer Comment - Not applicable

g) The proposed development consists of a single storey and would not extend beyond the rear wall of the original dwellinghouse by more than 6 metres and the maximum height does not exceed 4 meters in height.

Officer Comment - Not applicable

h) The proposed development consists of a single storey

Officer Comment - Not applicable

i) The proposed development would be within 2 metres of the boundary of the curtilage of the dwellinghouse, however the eaves height would not exceed 3 metres.

Officer Comment - Not applicable

j) The proposed development would not extend beyond the wall forming a side elevation of the original house and exceed 4 metres in height or have more than one storey or have a greater width that half the original dwelling.

Officer Comment - Not applicable

ja) the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would not exceed the limits set out in sub-paragraphs (e) to (j)

Officer Comment - Not applicable

k) The development does not consist of or include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

Officer Comment - Compliant

l) the dwellinghouse in not built under Part 20 of this schedule (Construction of New dwellinghouses)

Officer Comment - Compliant

Development under Schedule 2 - Part 1 - Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) are subject to conditions.

a) The proposed development indicated on plan "Garage Conversion to Gym" received by the LPA on 3rd March 2025, would be permitted provided the materials used in the proposed development are similar appearance to those used in the construction of the existing dwellinghouse.

b) The proposed development does not have any windows located in an upper floor wall or roof slope forming a side elevation and consists of a single storey so therefore the conditions relating to these areas do not apply.

Therefore, the proposed development for the conversion of an existing integral garage to habitable accommodation, comprising of a home gym as detailed in plan references plan "Garage Conversion to Gym" received by the LPA on 3rd March 2025, satisfies the criteria attached to Schedule 2 - Part 1 - Class A. Therefore, officers consider the proposed development would be permitted subject to compliance with the conditions set out in Schedule 2 - Part 1 - Class A.

CONCLUSION

In conclusion, the proposed development is considered to be permitted development subject to the condition that any materials used in exterior work shall be of similar appearance to those used in the construction of the existing dwellinghouse.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 3883424 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Andrea Dollard**