Our Ref: F164923

Phillips Planning Services Ltd.
Town Planning and Development Consultants

Planning Department

Huntingdonshire District Council

Pathfinder House

St Mary's Street

Huntingdon

PE29 3TN

25th February 2025

Dear Sir/Madam,

RE: Application for a Lawful Development Certificate for the Conversion of the Garage to a Home Gym at 53 Red Admiral Court, Little Paxton, PE19 6BU

I write on behalf of my clients Mr and Mrs Collman (the 'Applicant'). Please find attached a Lawful Development Certificate application to confirm that the conversion of the garage to a home gym (the 'Development') at 53 Red Admiral Court, Little Paxton, PE19 6BU (the 'Site'), would be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning History

Upon inspection of the Huntingdon District Council Planning Archives, the planning history for the site is as follows

0302792FUL	Erection of 426 mixed residential units, with public house and community hall with ancillary parking. **APPROVED 20-OCT-2005**
0701304S73	Variation of Condition Nos. 3, 4, 5, and 6 of planning permission reference 0302792FUL to remove the words "demolition or" from each. **APPROVED 11-JUL-2007**
0703126S73	Variation of condition 2 of planning permission 0302792 to substitute revised house types for 426 mixed residential units. **APPROVED 08-JAN-2008**

0901203S73	Variation of condition 2 of planning permission 0302792FUL to substitute revised house types for 426 residential units. **APPROVED 30-MAR-2010**
1100777NMA	Amendment to planning permission 0901203S73 to replacement of french doors with concertina folding doors to plots 12-24. **APPROVED 08-JUN-2011**
1101571NMA	Amendment to planning permission 0901203S73 removal of wall and replacement with paving slabs. Introduction of ground floor Juliet balcony to east elevation H block. **APPROVED 04-OCT-2011**
16/01438/FUL	Erection of raised platform to create five ground floor balconies (Rear elevation). **APPROVED 05-SEP-2016**
18/01623/NMA7	Amendment to 0901203S73 for Houses Plots 1-11 to change the door configuration replacing the existing sliding glass doors with smaller inward opening french doors with a fixed side window with transom and upper opening window. **APPROVED 20-AUG-2018**

An assessment of the planning history for 53 Red Admiral Court shows that Permitted Development Rights have not been removed from the property and therefore the proposal can go ahead without the need for a planning application.

Proposed Development

The proposal seeks the conversion of the existing garage to a home gym for the use of the occupants of 53 Red Admiral Court. The proposed development will involve the removal the existing garage door and the insertion of a replacement window on the frontage of the property. The internal works are not classified as development.

Other than the insertion of the wall and window there are no other proposed external works.

Planning Analysis

Permitted Development

A. *The enlargement, improvement or other alteration of a dwellinghouse.*

The development constitutes an alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a)permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The use as a dwellinghouse was not granted under Class M, N, P or Q of Part 3 of this Schedule.

(b)as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The proposed works would not increase the total area of ground covered by buildings.

(c)the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The proposal is for the conversion of the garage to a home gym and therefore will not result in any enlargement that will exceed the height of the highest part of the roof.

(d)the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The proposal is for the conversion of the garage to a home gym and therefore will not result in any enlargement that will exceed the height of the eaves.

(e)the enlarged part of the dwellinghouse would extend beyond a wall which—

(i)forms the principal elevation of the original dwellinghouse; or

(ii)fronts a highway and forms a side elevation of the original dwellinghouse;

The conversion will not extend beyond any walls, this criterion is therefore not applicable to this application.

(f)subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i)extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii)exceed 4 metres in height;

The conversion will not extend beyond any rear walls or exceed 4 metres in height, this criterion is therefore not applicable to this application.

(g).for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

> ***(i)extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or***
>
> ***(ii)exceed 4 metres in height;***

The proposal is for the conversion of the existing garage and therefore this criterion is not relevant to the proposal.

(h)the enlarged part of the dwellinghouse would have more than a single storey and—

> ***(i)extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or***

The proposed conversion will not consist of more than a single storey, this is therefore not relevant to this application.

(i)the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposal will not see the enlargement of the dwelling house, as such, this criterion is not applicable to the application.

(j)the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

> ***(i)exceed 4 metres in height,***
>
> ***(ii)have more than a single storey, or***
>
> ***(iii)have a width greater than half the width of the original dwellinghouse;***

The proposal does not involve extending beyond a wall forming a side elevation of the original dwellinghouse, and therefore this is not applicable to this proposal

(k)it would consist of or include—

(i)the construction or provision of a verandah, balcony or raised platform,

(ii)the installation, alteration or replacement of a microwave antenna,

(iii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv)an alteration to any part of the roof of the dwellinghouse

The proposal does not consist of nor include the construction 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 any alteration to part of the roof of the dwelling house.

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a)the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed infill panel will be constructed in matching brick and the window will be white framed and matching profile to the existing windows.

(b)any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i)obscure-glazed, and

(ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

The insertion of the window is not on an upper floor. This condition does not apply.

(c)where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The development does not enlarge the dwellinghouse. This condition does not apply.

Conclusions

Given the above, it is therefore considered that the proposed conversion of the garage to a home gym complies with the provisions and conditions of Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order and would therefore be permitted development.

Accordingly, it is respectfully requested that a Lawful Development Certificate is issued to confirm this position.

Yours sincerely,



Director

PHILLIPS PLANNING SERVICES LTD