

Ms. D Fudge
67 Priorsdean Crescent
Havant
PO9 3AS

Our Ref: GEN/22/00815
Direct Line: (023) 02392 446556
Ask For: Mr L Ford
Email: planning.development@havant.gov.uk
16 September 2022

Site Location: 67 Priorsdean Crescent, Havant, PO9 3AS

Re: Conversion of garage into bedroom.

Dear Ms Fudge,

I am writing to you about your planning enquiry received on 13 September 2022 regarding the use of the existing garage conversion at the above property as a bedroom.

I have carried out a planning history search and I note that the property still has its permitted development rights (PDR) intact. The Town and Country Planning (General Permitted Development) (England) Order 2015 – also known as the GPDO – allows householders to improve and extend their homes without the need to apply for formal planning permission (subject to specific criteria and conditions). As such, the conversion of the garage into a “games room” more than 15 years ago was not the subject of a planning application.

Notwithstanding the above, I note that Planning Permission was granted in December 2007 (under ref. 07/71845/000) for a single storey rear extension to provide an internal link between the dwellinghouse and the garage conversion. After reviewing the Decision Notice (see attached), **I am of the opinion that formal planning permission would not be required** for the conversion of the garage from a “games room” into living accommodation. This is providing that the living accommodation is occupied in conjunction with the existing dwellinghouse and is not established as a separate unit of residential accommodation.

Please note, the above comments are the opinion of an individual planning officer and do not represent a formal determination by the Council as to whether the proposed works would be lawful. If you require a formal determination, then you should apply for a Lawful Development Certificate (LDC), the details of which can be supplied on request.

This advice also only relates to planning matters and does not relate to any other application that may be required under Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under Building Regulations, please contact the Building Control Team (BCT) via email at bct@havant.gov.uk or by calling the Team on 02392 446571.

Yours sincerely

Mr L Ford
Planning Enquiry Officer
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