
Site Address:	7 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Application for Lawful Development Certificate relating to conversion of garage to living accommodation.		
Application No:	APP/15/00399	Expiry Date:	04/09/2015
Applicant:	Mr G Hart	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Karen Wooden
	Derek Treagus Associates		
Ward:	Waterloo		

Recommendation: **GRANT A CERTIFICATE OF LAWFUL USE**

1 Site Description

The application site consists of a detached two storey dwelling constructed of red multi brick with a pitched roof. To the front is a driveway with a TPO tree located to the north west. To the rear the dwelling has been extended with a single storey extension to the rear of the integrated garage, and a conservatory.

2 Planning History

APP/10/00288 - Two storey side extension, single storey rear extension and widening of existing driveway. Permitted 05.11.10.

3 Proposal

Application for Certificate of Lawfulness relating to the conversion of existing garage into habitable accommodation. This is to include the replacement of the garage door with a window.

4 Legislation

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

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application is:

(i) Whether planning permission is required

- 7.1 The proposed works should be considered against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 7.2 The removal of the garage door and replacement of a window will not result in the garage extending beyond a wall which fronts a highway or forms the principal elevation of the original dwellinghouse. The materials used will match those of the original dwellinghouse.
- 7.3 Permitted development rights have not been removed for this property.

It is therefore considered that the conversion of the existing garage to a study and utility room is considered incidental to the enjoyment of the dwellinghouse and does not constitute a material change of use. As such, the conversion of the garage to a study and utility room is lawful.

8 Conclusion

The proposed conversion of the garage to habitable accommodation is considered to comply with the criteria of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and as such would not require planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/15/00399.