



**Studio
Charrette**

Conversion of garage to a home gym

4 Elveden Way, Haverhill, CB9 7FX

Planning Statement

Introduction

Studio Charrette has been commissioned to prepare a householder planning application for the conversion of an existing garage to a home gym at 4 Elveden Way, Haverhill, CB9 7FX.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning Statement (this document);
- Site location plan
- Existing and proposed elevations
- Existing and proposed floor plans

Figure 1: Site Photograph



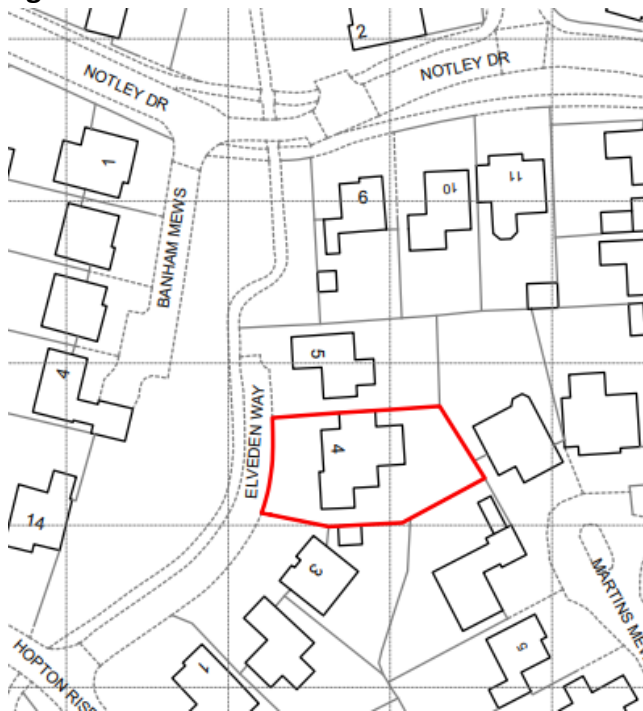
Application Site

4 Elveden Way is a two storey, detached property with an integrated garage to the side of the property. Both the dwelling and the garage are constructed of brick, with a pitched roof. The garage is currently mainly used for storage and not used for parking. To the front of the property the dwelling benefits from a front garden and hardstanding with off-street parking for up to 3 cars.

The dwelling is located within a modern development and surrounded by detached properties with varying styles and characters. A common feature within the development is the presence of integrated garages, however parking is generally accommodated on the driveways in front of properties rather than in the garages. Many of the properties within the development has converted the garage to a habitable room.

The property is not a listed building. It is not located within a conservation area and there are no relevant Article 4 Directions covering the site.

Figure 2: Site Location Plan



Planning History

Historic applications on the site relate to the original development.

Planning Application Reference E/93/3085/P for the erection of 101 dwellings with associated estate roads and public open space as amended by letters and plans received 5th May 1994 and 21st June 1994 relating to house types, by letter and plans received 20th July was granted in 1995. This application included the following restrictive planning condition:

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the floorspace shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles incidental to the enjoyment of the dwelling in accordance with the Local Planning Authority's parking standards and shall be used for no other purpose unless the Local Planning Authority gives written consent.

While Condition 10 restricts the loss of the garage for parking, it does not preclude the development, since the wording notes "*unless the Local Planning Authority gives written consent.*" The purpose of this application is to seek the Council's formal written consent for the proposed change of use of the integrated garage to a habitable room.

The Proposal

The applicant is seeking householder planning permission for the conversion of the garage to a home gym.

External changes to the garage will consist of the replacement of one of the garage doors with a window and brick infill and infilling the other door entirely with brick. The brick has been selected to match the existing brick to the front of the dwelling. To the rear, the existing single door will be replaced with bi-fold doors.

The garage is currently used largely for storage and is not used for parking. Parking is accommodated to the front of the dwelling on the driveway which has space for up to 3 vehicles. This is ample for the requirements of the existing dwelling.

Fig 3: Proposed elevation



Planning Policy

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Adopted Local Plan Policies:

The current Local Plan is the Joint Development Management Policies document. Planning policies in this document relevant for considering the development of a new boundary wall on this site are:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

The site is within the built up area where alterations to dwellings are acceptable in principle subject to compliance with Policies DM1 and DM24.

The proposed development comprises the conversion of an existing garage to a habitable room that will be used as a home gym. The proposal will improve the quality of living accommodation for the residents, and provide an appropriate use for a currently under-utilised part of the dwelling. The property is located within the development boundary and so is situated within a sustainable location.

The proposed development is therefore considered acceptable in principle.

Design, layout and appearance

The National Planning Policy Framework (NPPF) (2021) supports development that is visually attractive and sympathetic to the surrounding area (see Para 130). It places significant weight on design quality (Para 134) and states that proposals should take into account local planning policy.

Policies DM2 and DM24 require new development to have a high quality design. This includes ensuring developments enhance the character and distinctiveness of an area and ensuring residential developments provide sufficient functional space for everyday activities.

The external alterations have been sensitively designed to ensure they blend seamlessly with the existing dwelling. To the front the existing garage doors will be replaced with a window and

brick infill that match the existing dwelling. To the rear a new bi-fold door will be provided, which is consistent with the domestic style of the building.

Overall it is considered the proposal is in compliance with relevant design policies.

Impact on neighbouring amenity

Policies DM2 and DM24 emphasise that the principles of good design ensure proposed developments provide excellent standards of accommodation for future residents and have no negative impacts on the amenity of existing neighbouring buildings.

The new windows will overlook the private space within the curtilage of the dwelling and will not overlook the neighbouring dwellings.

The proposal will therefore have no impacts on neighbouring amenity.

Sustainable design and construction

Policies DM1 and DM2 require new developments to demonstrate high standards of environmental performance.

The required alterations will meet building requirements for insulation and will have thermally efficient doors and windows.

There are no trees needed to be removed to facilitate the development. There is no proposed expansion of the building and thus no impact to protected species of biodiversity is identified.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPPF.