

Application Number	2024/0544/CLP
Case Officer	Kirsty Black
Site	2 Rambler Court Street Somerset BA16 0FW
Date Validated	19 April 2024
Applicant/ Organisation	Mrs Lucille Simms
Application Type	Certificate of Proposed Use/Development
Proposal	Proposed garage conversion to create an office space.
Division	Street Division
Parish	Street Parish Council
Recommendation	Development is Lawful
Divisional Cllrs.	Cllr Simon Carswell Cllr Liz Leyshon

What3Words for this application includes titles.ambushes.replying

Referral to Vice Chair and Chair of the Planning Committee.

This application is being presented at Planning Committee because the applicant is a member of staff and in the interest of probity.

Site and Proposal

This application concerns 2 Ramblers Court in Street. It is a modern, semi detached 3 storey high residential property. The property itself comprises render and timber clad walls set beneath flat roofs and has a double garage adjoining to the side elevation with a garden to the rear.

2 Ramblers Court is situated within a residential area of Street and lies within development boundaries. The dwellinghouse is not a Listed Building and does not lie within a Conservation area.

The application is seeking a lawful development certificate for the partial conversion of an existing residential double garage to create an office space for use by the residents of the existing property.

The proposal is lawful development having regard for Class A, Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015

The definition of development

Section 57 of the Town and Country Planning Act states that planning permission is required for any development of land.

Section 55(1) of the Town and Country Planning Act defines development as 'The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.'

would not amount to operational development.

The proposed development does not constitute operational development.

Assessment

Class A – enlargement, improvement or other alteration of a dwellinghouse.

B.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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); **No**

(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); **No**

(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; **No**

(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; **No**

(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; **No**

(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; **No**

(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; **No**

(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

(ii)be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse; **No**

(ii)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; **No**

(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, **No**

(ii)have more than a single storey, or

(iii)have a width greater than half the width of the original dwellinghouse; **No**

(ja)any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **No**

(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

(l)the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) **No**

Consideration

The proposed partial conversion of the existing garage includes internal works and does not involve enlarging the building. It therefore complies with Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed installation of ground floor windows complies with Schedule 2, Part 1, Section A.3 (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Conclusion

It is considered that the proposal is considered to be lawful and does not require. planning permission.

Recommendation

Development is Lawful

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1. The proposed conversion of the existing integral garage into a home office is permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and, as such, the development is lawful.

Informatives

1. This decision relates to drawings THE LOCATION PLAN received 20th of March 2024, SITE PLAN received on 15th of April 2024, FLOOR PLAN - EXISTING

received on 17 April 2024 and PROPOSED GARAGE AND DOWN STAIRS
BATHROOM PLAN received 5th of July 2024.