

ISK Architects

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Design and Access Statement

3a Court Road Ickenham UB10 8TE

Use of buildings and open spaces

Court Road in Ickenham is in a designated conservation area.

3a Court Road is a contemporary family dwelling with attached garage and direct accesses from a Court Rd front garden with a permeable drive, soft landscaping and laurel tree fence on the perimeter.



Proposal:

Part conversion of garage to habitable room for use as a utility room/kitchen

History of planning application:

1. Application for Certificate of Lawful Use from 19/11/2012

Certificate of lawful use or development be REFUSED for the following reasons:

The proposed development does not constitute permitted development under the provisions of Section 55 of the Town and Country Planning Act 1990, as amended, as permitted development rights to use any part of the existing garage other than for the accommodation of private motor vehicles whether the proposed conversion of part of the existing attached garage to a utility room and kitchen falls within permitted development rights for the property and is thus lawful.

The permission granted for this dwelling house and garage (under ref:9382/APP/2004/654) dated 1st November 2004 restricted the future use of the garage by means of condition 11 which states:Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990,1.

RECOMMENDATIONS

The integral double garage shall only be used for the accommodation of private motor vehicles incidental to the use of the dwelling house as a residence. The proposed use would occupy the rear part of this extended garage and would not therefore prevent continued use of the front half (approx. 5.9m deep x 5.6m wide) for the storage of motor vehicles. The proposal is thus contrary to the wording, if not the intention of the original restrictive condition as it would still allow for use as a double garage.

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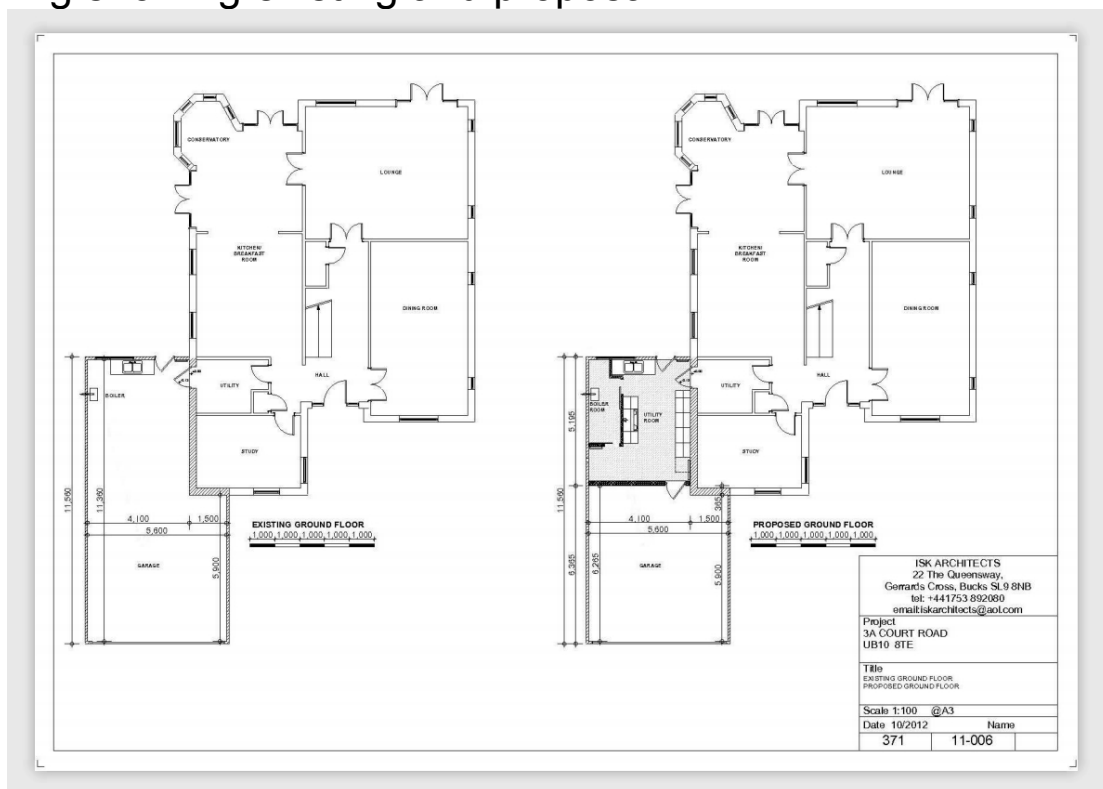
Nonetheless, whilst this restrictive condition clearly allows for wall fittings and fixtures (including a boiler etc.) around the outside and thus not reducing the available space originally approved for garaging of motor vehicles, the proposal would completely occupy and thus remove the whole of that internal space (of approx. 4.1m x 5.2m) in the rear part of the garage.

As such, permission is still required for the part conversion and the proposal is not considered to be lawful.

2. Preplanning advice from 27 May 2021 stated:

"I can't see anything too controversial with such a planning application if submitted for the partial garage conversion. There would still be two spaces allocated for parking within the garage and at least 2-3 more on the frontage of the property".

Drawing showing existing and proposal:



Appearance

External appearance of the house will not be affected.