

Design Statement

The works to our adjoining garage to create a playroom for my children and upgrade the existing utility space at the rear, were undertaken and completed in May 2018.

We did not apply to the Local Authority as we were informed by our builder that planning permission is not usually required for a garage conversion. In addition, when we purchased the property in 2017 from Bargate Homes, the garage had been built with a double skin of brickwork, there was an insulated plasterboard ceiling, a painted floor, electrics, a utility area and partially glazed door to the rear, all of which have remained and been built upon.

We were unaware of Condition 27 on the planning application and acknowledge this should have been checked before the works were started. We did however notify Building Control regarding the works commencing in April 2018 (ref 18/04066/EIN) and approval was received in October 2020.

From the very start of the project, we were conscious that we didn't want to alter the external appearance of our property to ensure we would still be in keeping with the rest of the Hazelwood Grove development. As such, the garage door remains in situ if we or future owners wanted to return it to a garage. Currently, a timber bin and bike store is in front of the door but this does not affect or diminish the use of our drive way, which sufficiently provides parking for two vehicles.

Furthermore, in July 2021 we acquired the land to the (south-west) side of our house from the Management Company (Hazelwood Grove Eastleigh Ltd) and landscaped it to be coherent with the front of the property during October 2021. This area can be used to park an additional car if required by a visitor to our home, ensuring the adequate provision of on-site parking is maintained for the purpose of highway safety, as per Condition 27.