

PLANNING STATEMENT

The purpose of the proposed garage conversion is to create an office space for residential use for residents of the existing dwellinghouse. Operations to accommodate this conversion include: Forming an opening between the proposed space and the existing dining room area. Structural work required for this are fairly minor and should involve the installation of triple or quadruple timber studs at the sides (38x140 CLS studs) of the opening which will support a lintel (possibly 140x270 C24 glulam lintel), the addition of one fixed glazed window to provide natural light which will be no more than 1500mm W x 300mm H, positioned horizontally at 2000mm from floor level. The new walls will comply with all relevant building regulations including thermal, acoustic and fire performance and if needed, the existing walls, floor and roof will be upgraded in some or all of these aspects as well.

The garage is very wide (double) and since construction in 2008 has been used for general/equipment storage, and bike storage. The proposed office space will require only a portion of the right side and space for bike storage will remain at the front right, behind the up and over garage door, and the garage to the left will remain unaffected. Aside from the addition of a narrow window to the side of the property, the outward appearance of the exterior of the dwellinghouse and garage will not be changed (see drawing H06-02_Elevs___Sec-11911).

There is a public car park adjacent to the property and the current parking arrangements of the two cars belonging to the residents will not be affected by the proposed change.

In addition, it is proposed that the window in the kitchen to the rear of the property is widened to provide additional natural light into the space and thereby reduce the need for artificial light throughout the day, and that a dividing partition wall is erected to divide the W/C on the ground floor and provide space for a utility cupboard.