

Planning Statement - Garage Conversion

26 Barns Way, Newbold Verdon, Leicester, Leicestershire, LE9 9RG

Proposed Intent Overview

We intend to convert the back-half of an existing integral car garage / storage space in to a habitable TV / games room that will measure approximately 3,000mm wide, by 3,400mm in length. By converting the back-half only, this will allow the front-half to remain as storage space, leaving the existing garage door in situ, in-turn not altering the appearance of the house externally in anyway.

Based on the limited nature of the works involved, the proposals are understood to fall under permitted development rights.

All works proposed are to be completed in accordance with the relevant building regulation requirements. For further details, please see the following overview of the intended works:

Fire Escape Proposals

A single existing door is currently present (and shall be retained) that opens in to the existing Kitchen / Dining space, which has direct access to outside.

Floor Construction Proposal

Break out existing concrete floor to achieve correct depth for sand, damp proof course (DPC) and insulation, finished with poured concrete slab to match the level of all other existing rooms.

Wall Proposals

- New partition wall – Block partition (separating existing garage with the new habitable space), complete with insulated plasterboard and plaster skim finish
- Existing external walls – Install insulated plasterboard with plaster skim
- Existing internal walls – Install plasterboard with plaster skim.

Ceiling Proposals

Retain as existing (currently insulated, fire protected, boarded and skimmed).

No change envisaged with this having an existing habitable space (bedroom) already present above the current garage space.

Ventilation Proposals

On the basis no windows are intended to be added, a new domestic mechanical ventilation heat recovery unit (MVHR) will be installed supplying fresh air, whilst also extracting air simultaneously using heat recovery.

See specific product details: Mitsubishi Electric VL-100(E)U5-E

Heating Proposals

A single new wet radiator will be installed that shall be extended from the existing heating system pipework, complete with local control provided (via thermostatic radiator valve).

Electrical Proposals

New electrical socket outlets will be installed from a new / dedicated circuit, fed from the existing consumer unit, in accordance with BS 7671.