

5 DEC 2020

**PLANNING STATEMENT – CHANGE OF USE – CONVERTED HOBBY/GAMING ROOM AND HOME GYM
TO HABITABLE SPACE – FLINT BARN, PEAL LANE, KINGSTON GORSE**

OVERVIEW

Flint Barn is a detached property at the southern most end of Peak Lane, in a semi-rural area to the north of Coastal Road, near East Preston. Within the curtilage of Flint Barn is a double garage of concrete block construction and an adjoining single garage and car port both of wooden construction. To the immediate north of the garages are 2 further dwelling houses, separated from Flint Barn by a flint/brick boundary wall which varies in height between 1500mm and 2300mm. The existing concrete block double garage has been converted to 2 x hobby rooms with a small shower room under permitted development in mid 2020. The hobby rooms are currently used as a home gymnasium and a gaming room.

PROPOSAL

This proposal is to develop the hobby rooms into a dwelling through the introduction of a kitchenette area. Whilst maintaining some of its' current uses this will also allow the converted garage to be used as a temporary dwelling, for use on an occasional basis. It is anticipated that the dwelling, which will consist of a sitting room/kitchenette, bedroom and shower room, will be used no more than 7 months in any 12 month period. The garage area has not been physically increased in size or height, although the garage doors have been removed and the openings reduced with a small window and door introduced. No new openings have been introduced to the structure. The garage has electricity and water supplies from the main house (Flint Barn) and is also connected to the main house sewage outlets. Adjacent to the converted double garage space is a further single garage and car port, both of wooden construction. These will not be affected by the proposed change of use.