COVER LETTER

Address: Garage adjacent to 15 Belhaven Road, Crumpsall, Manchester, M8 4WR

Project number: GSS26175

Date: 15th October 2026

Proposal: Conversion of the existing garage into a gym, home office and games room ancillary to the main dwellinghouse, including the installation of new anthracite grey windows and doors and anthracite grey external wall cladding

1. Introduction

1.1 This application seeks a Lawful Development Certificate for a Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990. The proposal is primarily the replacement of the windows and doors and the renewal of the external cladding of the existing garage within the curtilage of 15 Belhaven Road, as the building has fallen into disrepair. The garage would also be internally reconfigured to provide a gym, home office and games room, ancillary to the main dwellinghouse. It should be read with drawings 0E1, 0P1 and 502.

2. Site and Planning History

2.1 The detached single storey garage sits within the residential curtilage of 15 Belhaven Road. The site is not within a conservation area.

2.2 A Lawful Development Certificate was granted in 2011 for a smaller garage (reference 095593/FH/2011/N1). The larger garage now on site was substantially completed by July 2019. It has not changed since, and no enforcement action has been taken.

3. The Proposal and Assessment

3.1 The works proposed are primarily the replacement of the windows and doors with new anthracite grey units and the renewal of the external walls in anthracite grey cladding, as the building has fallen into disrepair. Internally, the garage would be reconfigured to provide a games room of 33.5m^2, a gym of 24.9m^2, a home office of 10.1m^2 and storage. No sleeping, kitchen or bathroom facilities are proposed.

3.2 Under Section 55(2)(d) of the 1990 Act, using a building within the curtilage of a dwellinghouse for a purpose incidental to the enjoyment of the dwellinghouse does not involve development. The test is whether the use, and the scale of the building, are reasonably required for that incidental purpose. Regard may properly be had to the particular circumstances of the household and the way in which the dwelling is used.

3.3 The household is a growing family, which creates a correspondingly greater demand for exercise, home working and recreational space. The gym provides room for exercise equipment, including a treadmill and multi gym, laid out safely so that more than one person can use it at a time. The games room accommodates a table tennis table, a football table and seating for family recreation. The home office provides a quiet space for home working away from the main living areas. These are leisure and work facilities that support everyday domestic life. They are secondary to the primary residential use of the house and do not provide additional living accommodation.

3.4 The gym and games room would give the children dedicated space for physical activity, play and recreation at home, away from the main living areas of the house. Regular exercise and space to unwind are widely recognised as supporting children's physical and mental wellbeing, and the facilities would allow the family to exercise and relax together. This is

precisely the type of recreational enjoyment of a family home that Section 55(2)(d) contemplates. It reinforces that the building would serve purposes incidental to the enjoyment of the dwellinghouse, rather than providing additional living accommodation.

3.5 The building would be used only by the occupants of 15 Belhaven Road, with no staff, customers or visitors. It contains no sleeping, kitchen or bathroom facilities, shares the access, driveway and garden of the house, and could not function as a separate dwelling. Its scale is set by an existing lawful building, and no new floorspace would be created. The building is currently underused and falling into disrepair. Replacing the windows and doors and recladding the external walls are necessary to make it weathertight and usable, bringing it back into beneficial use for the household.

3.6 The works proposed are primarily the replacement of the windows and doors and the renewal of the external cladding, as the building has fallen into disrepair. These works are necessary to make the building weathertight and usable, with no change to its footprint, height, roof form or siting. They do not materially affect its external appearance, and so fall within Section 55(2)(a)(ii). The proposal also includes new internal partitions and doors forming the games room, gym, office and storage. These affect only the interior of the building and are excluded from development under Section 55(2)(a).

3.6 The external works to the front elevation and the cladding are permitted development under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). GPDO Class E(a) permits the provision of a building within the curtilage of a dwellinghouse for a purpose incidental to its enjoyment. It also expressly permits the maintenance, improvement or other alteration of such a building.

3.7 The garage is an existing lawful building within the curtilage of 15 Belhaven Road. The new anthracite grey windows and doors to the front elevation and the anthracite grey external wall cladding are improvements and alterations to that building. They do not increase its footprint, height, eaves or roof form, and do not bring it any closer to the boundary. GPDO Class E imposes no requirement for external materials to match the dwellinghouse, and the site is not within a conservation area or subject to an Article 4 Direction. The external works therefore fall within GPDO Class E and are lawful.

4. Conclusion

4.1 The existing garage is lawful through the passage of time, and the proposed use and works do not constitute development. A Lawful Development Certificate should therefore be granted.