

Should I apply for planning for a garage first?

I intend to replace a bungalow in an AONB (Area of Outstanding Natural Beauty). The planners will restrict any additional volume in the new house to 15%. Thus I've asked the designers to omit a garage in the hope this can be added later. However, could I apply for planning permission to add a garage to the present bungalow (and complete if necessary) before applying for permission to demolish and rebuild a new house?

The answer to your question is a very simple yes. The LPA (local planning authority) is more than likely to remove any Permitted Development (PD) rights on the site when you apply for planning permission for a replacement dwelling (especially as the site is within an AONB). This would result in the need to get planning permission for the garage at a later date.

However, whilst it should not normally be a problem to submit an application for a detached garage prior to applying to demolish and rebuild the bungalow, the LPA might question the need for a new garage. It would be prudent to have thought this through.

Most homes have the benefit of PD rights. As such, you may be able to develop a garage without planning permission using PD rights. However, this would be dependant on a number of caveats, in particular ensuring the garage is not positioned 'between the side elevation of the house and the boundary of the site' and not situated more than 20m from the house (see Class E of the Town and Country Planning Order 2008 for further details). As your site is located within an AONB, PD rights will be more restricted. But there may be some sense in looking into this first.

In conclusion, you will need to carefully identify which route to take with the garage before removing the bungalow.