HARDING HOMES
BUILDING & PRESERVATION LTD

01344 578 553
info@hardinghomesltd.com
www.hardinghomesltd.com
Basingstoke, Hampshire
RG21 7QF

Building Restoring Improving For a Better Tomorrow

CONSTRUCTION | RENOVATION | ROOFING | DAMP PROOFING | TIMBER TREATMENTS | WATERPROOFING

PLANNING APPLICATION

GARAGE CONVERSION

35 LENHAM DRIVE, WOKINGHAM, RG2 9SU

PROPOSED INTERNAL CONVERSION OF EXISTING GARAGE
TO A PRIVATE DOMESTIC HOME GYM

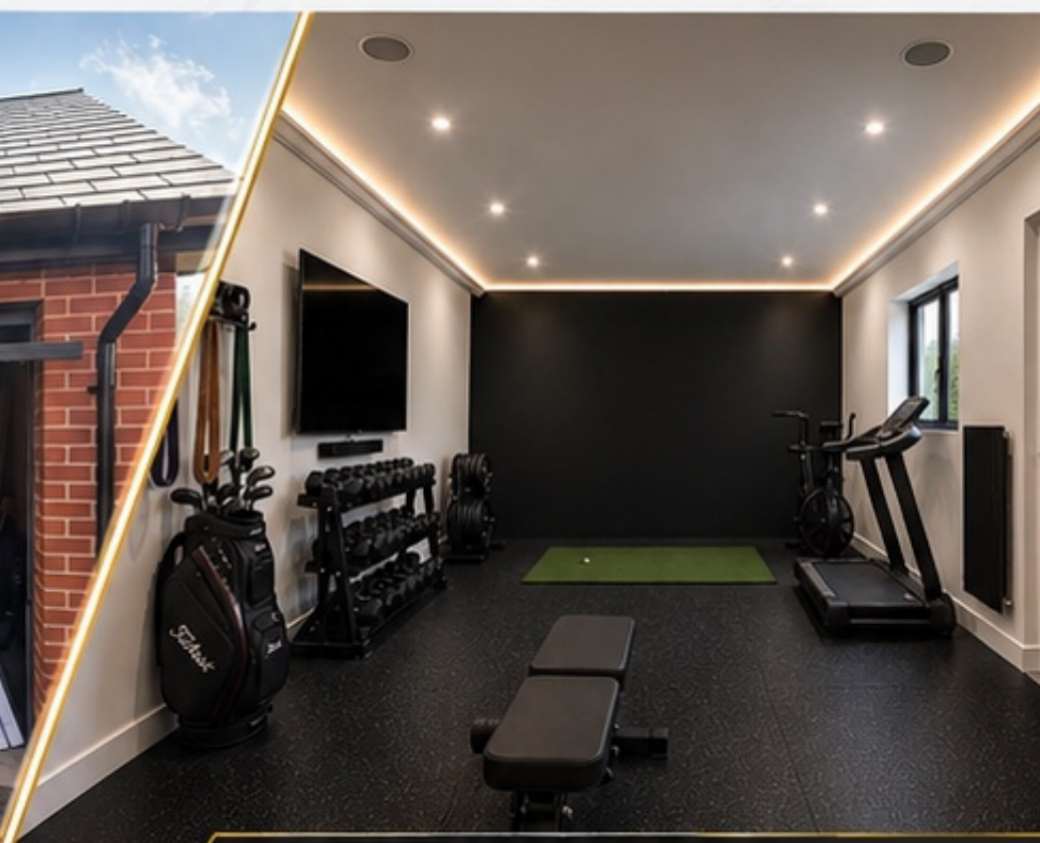
PRESERVE
IMPROVE
CREATE
ADD VALUE



EXISTING GABLE / END WALL
GARDEN PHOTO ONLY



EXISTING GARAGE
(FRONT VIEW)



PROPOSED INTERNAL FINISH
(EXAMPLE OF FINAL LOOK)

CLIENT DETAILS

Name: **Mark Harvey**

Address: 35 Lenham Drive
Wokingham
Berkshire
RG2 9SU

"Transforming spaces. Enhancing lives."

DOCUMENT DRAWING INDEX

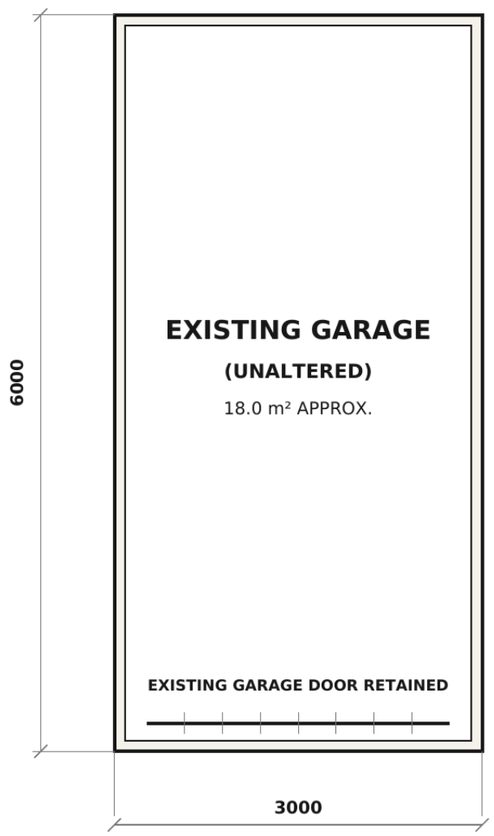
01	Existing Floor Plan	1:50 @ A3
02	Proposed Floor Plan	1:50 @ A3
03	Garden-side Elevations	1:50 @ A3
04	Front & Rear Elevations	1:50 @ A3
05	Left Side Elevation	1:50 @ A3
06	Site Plan / Parking	1:200 @ A3
07	Location Plan*	1:1250 @ A4
08	Existing Site Photographs	N/A

* Boundary to be verified against official mapping/title source.

QUALITY WORKMANSHIP | TRUSTED EXPERTISE | PROPERTY CARE SPECIALISTS | SUSTAINABLE SOLUTIONS

EXISTING DETACHED GARAGE — UNALTERED

Footprint: 3000 × 6000 mm | Approx. internal area: 18.0 m²



SCALE BAR 1:50

0 0.5 1.0 1.5 2.0 2.5 m

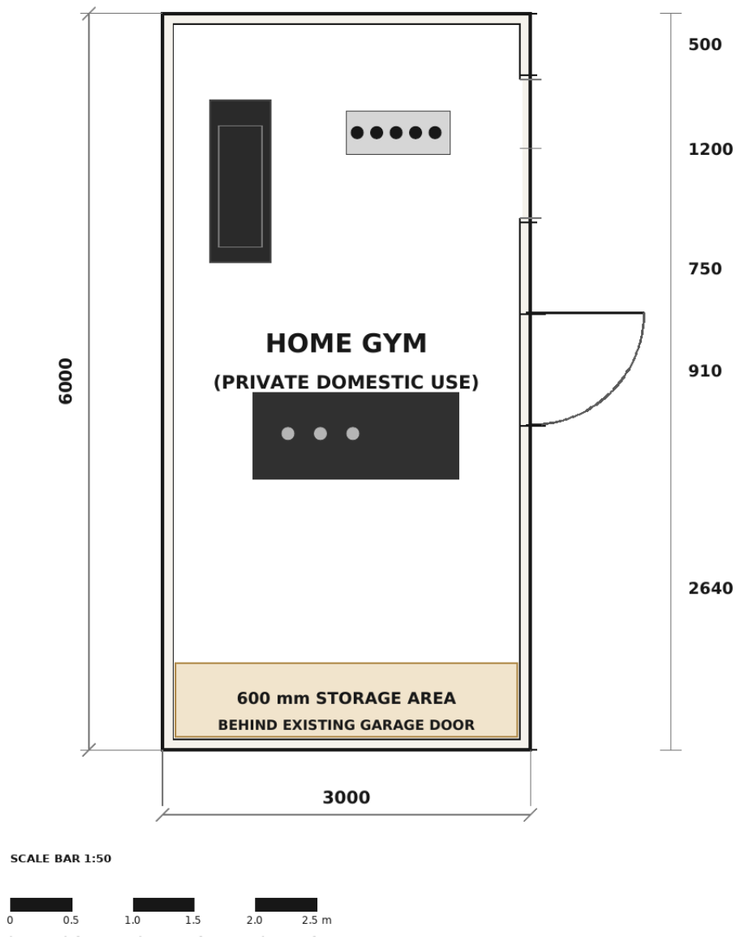
EXISTING CONDITION

- Detached single garage; existing use retained until conversion.
- Existing garage door remains in place and operational.
- No existing pedestrian door or window shown.
- Existing footprint and roof form retained.
- All dimensions in millimetres; scale is 1:50 at A3.

PRINT AT ACTUAL SIZE / 100% ON A3; DO NOT USE “FIT TO PAGE”.

GARAGE CONVERSION TO PRIVATE DOMESTIC HOME GYM

Existing external footprint retained; no extension proposed.



GARDEN-SIDE OPENINGS — FRONT TO REAR

2640 wall / 910 door / 750 gap / 1200 window / 500 wall

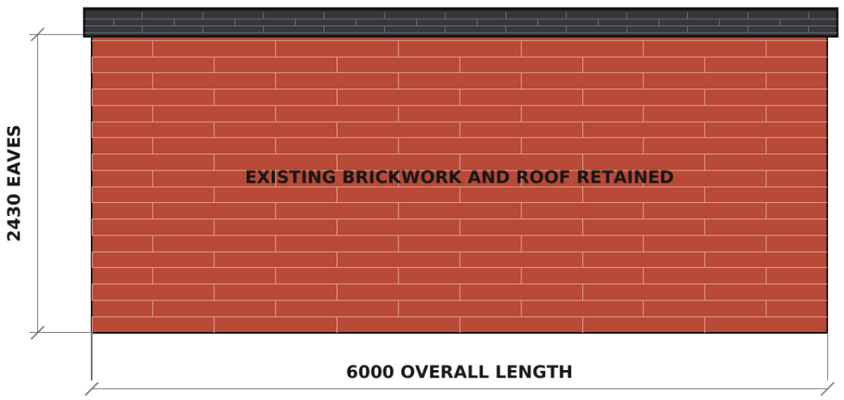
TOTAL = 6000 mm

- New pedestrian door: 910 mm wide.
- New window: 1200 × 1050 mm.
- Window sill height: 1000 mm.
- Existing garage door retained and operational.
- 600 mm storage area behind existing garage door.
- Rear/end wall remains solid.
- No change to external footprint.

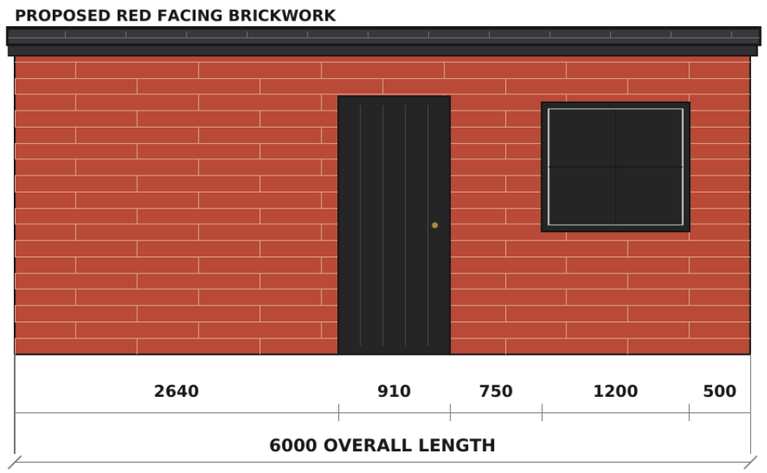
PRINT AT ACTUAL SIZE / 100% ON A3; DO NOT USE “FIT TO PAGE”.

SITE	DRAWING	SCALE	DRAWING NO. / REV
35 LENHAM DRIVE, ARBORFIELD / READING, RG2 9SU	PROPOSED FLOOR PLAN	1:50 @ A3	HH-35LD-02 / H

EXISTING RIGHT / GARDEN-SIDE ELEVATION



No existing pedestrian door or window.



PROPOSED OPENINGS

- Door: 910 mm wide.
- Window: 1200 × 1050 mm.
- Window sill: 1000 mm.
- Wall chain: 2640 + 910 + 750 + 1200 + 500 = 6000 mm.
- Rear/end wall remains solid.
- Roof form and external footprint retained.

Pitched roof tiles retained to match existing.
Ridge height / pitch not dimensioned; profile is indicative.

SCALE BAR 1:50

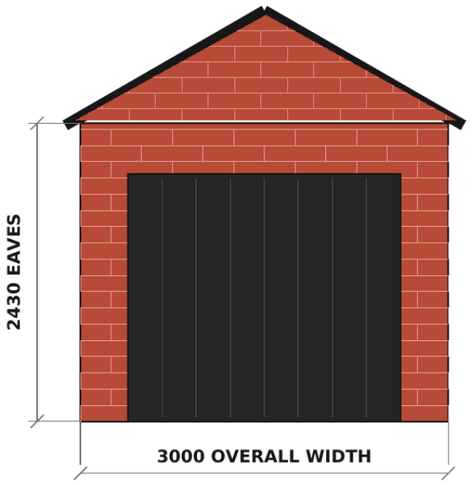


SITE	DRAWING	SCALE	DRAWING NO. / REV
35 LENHAM DRIVE, ARBORFIELD / READING, RG2 9SU	RIGHT (GARDEN) SIDE ELEVATIONS	1:50 @ A3	HH-35LD-03 / H

FRONT & REAR ELEVATIONS — EXISTING / PROPOSED

SCALE 1:50 @ A3 | ALL DIMENSIONS IN MILLIMETRES

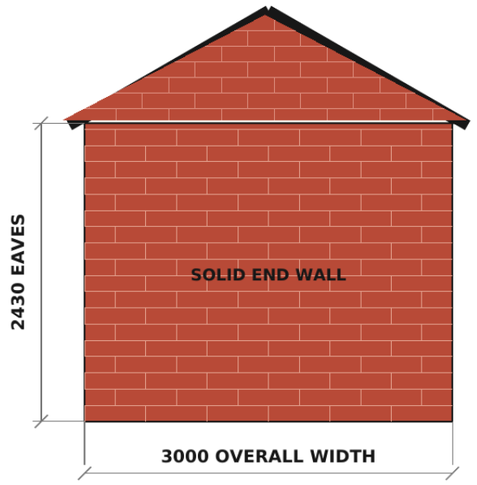
FRONT (DRIVEWAY) — EXISTING / PROPOSED



Existing roof and external brickwork retained



REAR (GARDEN) — EXISTING / PROPOSED



Existing roof and external brickwork retained



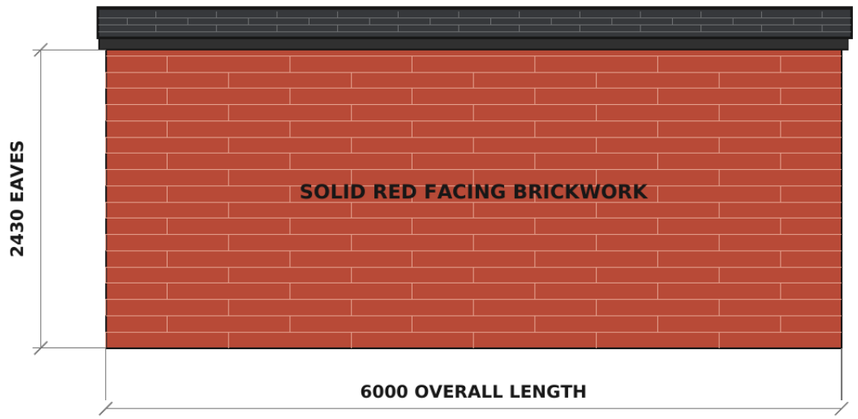
NOTES

Existing garage door retained and operational. Rear/end wall remains solid with no opening.

Eaves height is 2430 mm. Roof ridge height/pitch is indicative because no measured ridge dimension was supplied.

SITE	DRAWING	SCALE	DRAWING NO. / REV
35 LENHAM DRIVE, ARBORFIELD / READING, RG2 9SU	FRONT & REAR ELEVATIONS	1:50 @ A3	HH-35LD-04 / H

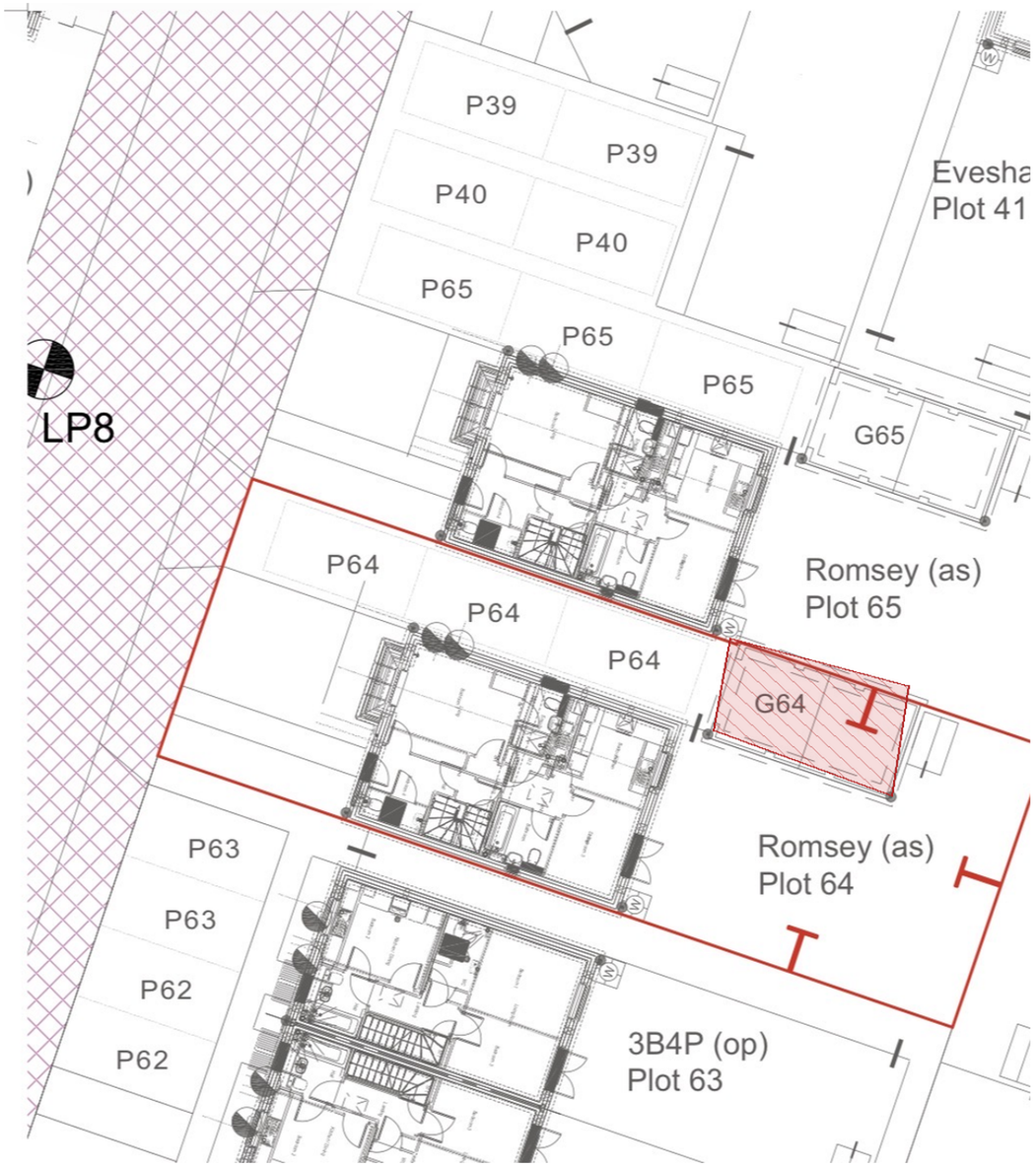
LEFT SIDE ELEVATION — EXISTING / PROPOSED





GENERAL NOTES

- Existing footprint: 3000 × 6000 mm.
- Existing garage door retained.
- 600 mm storage area behind garage door retained.
- New garden-side door: 910 mm wide.
- New garden-side window: 1200 × 1050 mm.
- Window sill height: 1000 mm.
- Left side remains solid; no new openings.
- No footprint or roof-form change.



PROJECT / DRAWING BASIS

- Proposed internal conversion of existing detached garage G64 to a private domestic home gym.
- Existing garage footprint retained; no extension or enlargement proposed.
- Existing garage door retained and operational. New garden-side pedestrian door and window are shown on Drawings 02 and 03.

KEY / LEGEND

Plot 64 site boundary as shown on supplied conveyance plan

G64 conversion footprint - hatch follows visible outer wall outline

EXISTING ACCESS / PARKING

Two cars can be accommodated in tandem on the existing block-paved driveway.

Parking provision is indicative only; vehicle/bay dimensions are not supplied.

1 Existing tandem parking space

2 Existing tandem parking space

SOURCE / VERIFICATION NOTE

The G64 hatch follows the visible garage wall outline in the supplied conveyance plan. Calibrating its printed 10 m scale bar indicates an approximate 6.1 m by 3.5 m outline; this is broadly consistent in length but does not independently confirm the stated 6,000 x 3,000 mm architectural footprint. Confirm the garage width and red-line boundary against a current measured/site or licensed plan before statutory submission.

SCALE BAR 1:200

0 2 4 6 8 10 m

35 Lenham Drive – Location Plan (1:250)



© Crown copyright and database rights 2026 OS 100054135. Map area bounded by: 477324,165392 477524,165592. Produced on 15 October 2026 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: p4f/uk/1483971/1984485

EXISTING GARAGE – SITE PHOTOS

35 LENHAM DRIVE, WOKINGHAM RG2 9SU

HARDING HOMES
BUILDING & PRESERVATION LTD
CONSTRUCTION | PRESERVATION | RESTORATION | IMPROVEMENT



FRONT VIEW / DRIVEWAY ACCESS
(EXISTING)
View from front of property showing driveway access to garage.



GARAGE FRONT (INTERNAL VIEW)
(EXISTING)
View of garage from driveway showing current internal condition.



GABLE / END WALL — EXISTING
Garden-view photo reference only; not a scaled elevation.
Do not use to infer the 6,000 mm side-wall geometry.

NOTES:

1. Photographs show the current existing condition of the garage and surrounding areas prior to any proposed works.
2. No changes have been made to the existing structure in these images.
3. For indicative purposes only.

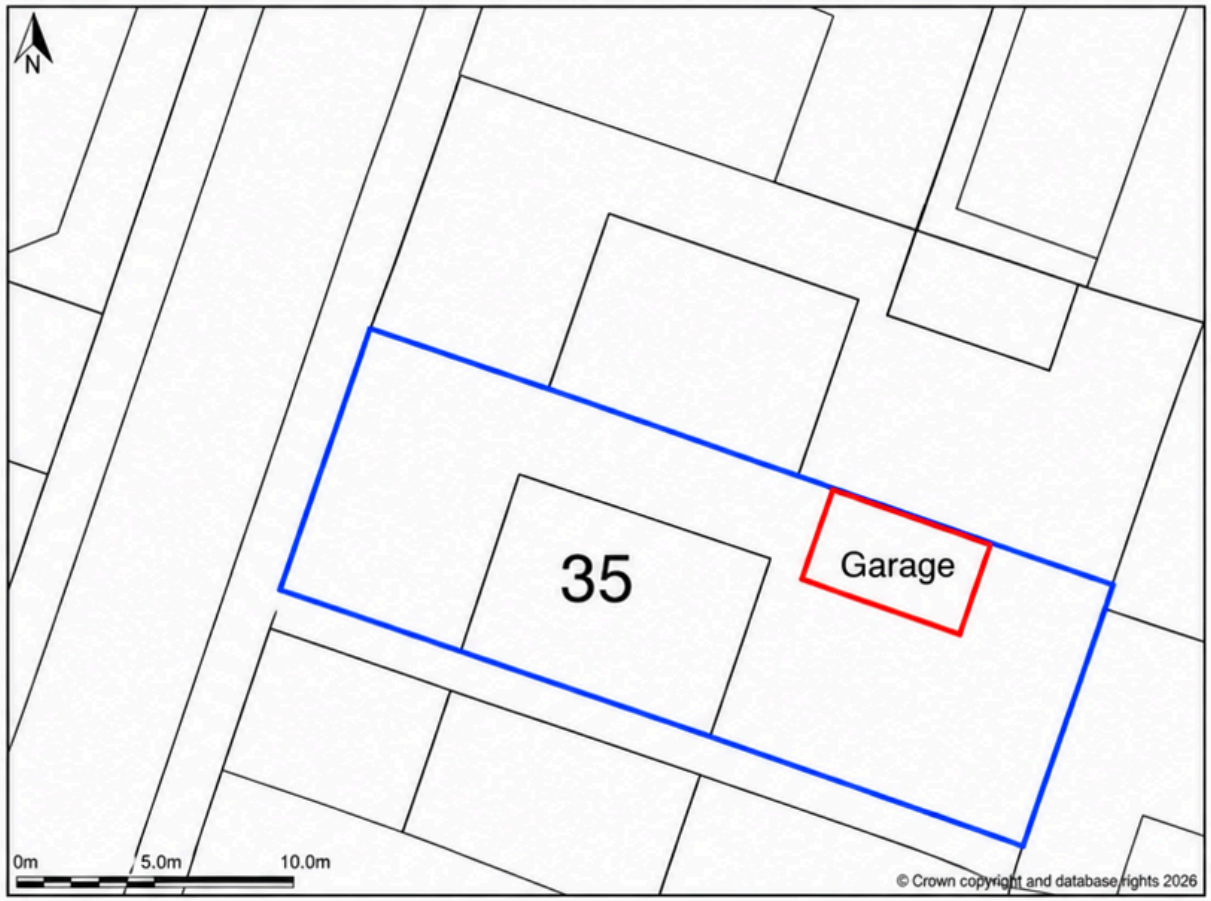
HARDING HOMES
BUILDING & PRESERVATION LTD
QUALITY BUILT ON TRUST

PROJECT:	35 LENHAM DRIVE WOKINGHAM RG2 9SU		
DRAWING TITLE:	**EXISTING GARAGE – SITE PHOTOS**		
DRAWING NO:	**HH-35LD-EX-01**	DATE:	**SEPT 2026**
		REVISION:	-

MapServe®

Ordnance Survey Licensed Data

35, Lenham Drive, Arborfield Garrison, Arborfield, Wokingham, RG2 9SU



Site Plan (also called a Block Plan) shows area bounded by: 477402.34, 165482.16 477445.44, 165513.66 (at a scale of 1:), OSGridRef: SU77426549. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 9th Oct 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2026. Supplied by mapserve.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #01094556-24A6F6.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. MapServe® logo, pdf design and the mapserve.co.uk website are Copyright © Passinc Ltd 2026.