

Planning Application – Change of Use of Studio Building to Ancillary Domestic Accommodation Featherbrook House, Whistley Road, Potterne.

This application seeks planning permission for the change of use of the existing studio building attached to Featherbrook House, Whistley Road, Potterne, from its existing use as an architectural practice office to ancillary domestic accommodation associated with Featherbrook House.

The existing studio building was granted planning permission under application K/55081/F, subject to Condition 14, which states:

“The Studio building hereby approved shall be used solely as an architectural practice office by the occupier(s) of the attached house and for no other use.”

The building has subsequently been used as the office of PKA Architects Limited, a family-run architectural practice established by Peter Kent. PKA Architects is currently operated by Peter Kent's son, Tom Kent, who is now responsible for running the practice.

PKA Architects is hoping to relocate from Featherbrook House to a purpose-designed new office proposed on land south of Tom's home at 49 Potterne Wick. A separate planning application has therefore been submitted for the erection of the new office building.

The proposed relocation provides an opportunity for the existing studio building at Featherbrook House to be brought into an ancillary domestic use associated with the main dwelling. This application therefore seeks to remove the restriction imposed by Condition 14, which limits the use of the building to an architectural practice office, and to establish an ancillary domestic use associated with Featherbrook House.

The proposed change of use would not result in the creation of a separate independent dwelling. The studio would remain physically associated with Featherbrook House and would be used in connection with the main dwelling. No external extension or material alteration to the existing building is proposed as part of this application.

The proposal represents a logical and appropriate future use of the existing building following the relocation of PKA Architects. It would also ensure that the existing building remains in beneficial use as part of the residential property rather than continuing to be subject to a planning restriction relating to an office use that is intended to cease at the property.

The Planning Statement submitted in support of the separate planning application for the proposed new PKA Architects office at land south of 49 Potterne Wick has also been included with this application as a supporting document. That Planning Statement provides further detail regarding the background to the practice, the reasons for its proposed relocation, and the planning and operational considerations associated with establishing a new office. It is therefore relevant to the circumstances underpinning the proposed change of use of the existing studio at Featherbrook House.

In summary, the application seeks to regularise the future use of the existing studio building as ancillary domestic accommodation associated with Featherbrook House, following the planned relocation of PKA Architects to its proposed new premises at Potterne Wick.