

20th October 2021
Planning Department,
Braintree District Council
Causeway House, Bocking End
Braintree, Essex, CM7 9HB

Dear Sir / Madam,

Re: Little Catleys, Colne Engaine Road, White Colne, CO6 2QQ: Proposed Single Storey Detached Garage, ancillary to approved single dwelling (planning ref: 20/01880/FUL)

1.0 Please find enclosed the following documents for the full planning application for the above project, the following documents have been submitted via the planning portal, ref: PP-10320467

Drawing 01	Location & Block Plan	Drawing G04	Proposed Site Plan
Drawing 02	Topographical Survey		
Drawing G03	Proposed Garage Plans & Elevations	Document	Application Form

2.0 The proposal comprises of a garage outbuilding with associated hard & soft landscaping to the previously approved single dwelling (application reference: 20/01880/FUL). Under the current approval the parking is located to the rear of the property where this would be within private garden space, having a poor relationship to the dwelling's main entrance. Furthermore under the current scheme, no details regarding landscaping have been considered so this application seeks to demonstrate the principles of the scheme of which will be submitted for approval under a discharge of conditions application to the original consent.

3.0 The new parking area will be located within the confines of the site at a more suitable location, where the amount allows for parking in accordance with the councils adopted standards along with having the ability to manoeuvre and exit the site in a forward gear. The access to site remains from the private shared access and the public footpath remains unaffected by the development. The proposed garage will be located to the towards the front of the site with a 5 metre buffer to the highway frontage. Its scale, design and detailing is honest as an outbuilding to maintain the hierarchy of the host dwelling.

4.0 We trust the drawings and information is acceptable however if you require any further information then please do not hesitate to contact us. Furthermore if, once the information has been considered in detail by the planning officer, you feel there is anything that may prejudice the granting of planning permission then please contact us at your earliest convenience to discuss the matter before writing up your detailed report or determining the planning application.

Yours sincerely,



Christopher Davis ACIAT (BSc Hons)
Architectural Technician