

Planning Statement

Retrospective application for erection of two bay timber-framed cartlodge at Woodview, The Rosery, Mulbarton, NR14 8AL

An application for a new garage made by the previous owner of Woodview, application reference 2020/0865, was approved on 13 July 2020.

During the course of that application, the location of the proposed garage was amended from the position in which it has now been erected.

Unfortunately, the current Applicant was incorrectly led to believe that the original location submitted in 2020/0865 was approved, and has erected a garage in the wrong location. This is a genuine error on his part.

The garage which has now been erected is smaller both in its plan area and height (by more than 1 metre) than the one originally proposed in 2020/0865.

The Applicant is aware that one of the reasons for the re-location of the garage during the course of 2020/0865 may have been an objection raised due to its potential impact on the neighbouring property to the north.

It is hoped that the reduced size of building, and the timber-clad rather than brick walls, will alleviate some of the neighbour's concerns over the potential impact of the garage.

It is also noted (see attached Title Plan) that the fence behind the garage to the north is not sited on the boundary between the properties, but is actually at least 2 metres to the south of the boundary, creating even greater separation from, and lack of shading of, the neighbour's property.