

Planning Statement.

**New buildings on car repair garage site:
Sunset Garage site, Station Road,
Narborough, Leicestershire**

- 1.0 Context**
- 2.0 Design statement**
- 3.0 Heritage Impact Assessment**
- 4.0 Highways statement**
- 5.0 Conclusion**
- 6.0 Photographs**
- 7.0 Policies considered**

This Planning Statement supports a planning application.
Site, location, and floor plans accompany the application.

Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 1

1.0 Context

The site is situated on Station Road in Narborough, it is a long established car repair garage business. To one side is the railway, the other the river, the local train station is across the road. It is not within a conservation area.

The current buildings on the site are delapidated and no longer fit for purpose. They are considered a local eye-sore and not sustainable for the business they have served for many years.

The plan is to replace them with two separate buildings. One is for the repair of cars and the administration of the business, the other mostly for car storage along with repair.

The existing buildings are of timber construction, those surrounding are either brick or brick and timber.

The use of the site is the same as existing.

2.0 Design statement

The proposals consist of two high quality timber framed buildings with slate roofs. One occupied the same location as the existing although now moved further away from the road. The other is further along the site on rough land currently behind timber gates.

The access will be much improved with the setback allowing cars to now pull in off the road to open the gates.

New security fencing is also proposed in keeping with those on the other side of the road.

Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 2

3.0 Heritage Statement

The site is not next to any designated listed heritage asset and it is felt the new high-quality buildings will only add to the visual amenity of the area. There are railway related buildings surrounding whether still used such as the part timber signal box, or repurposed.

It is acknowledged the closeness to the conservation area and buildings of interest within it but it is felt the upgrading of the site and the quality of the buildings proposed will only add to the area.

4.0 Highways Statement

The access will remain where it has always been but will be much improved from how it is currently, with the setback allowing cars to now pull in off the road to open the gates. Hard surfacing will be provided for the first 5m minimum and the pulling back of the building away from the road will allow much better visibility. The use remains the same but the safety and visibility increased.

Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 3

5.0 Conclusion

The site currently has a car repair business on it that has been established for many years and has offered a valuable service to the local community. The existing buildings are suitable only for demolition and their continued use is not an option. By erecting the new replacement buildings the area will be vastly improved and a local asset maintained long term.

The highway safety will also be greatly improved.

It is felt the application should be encouraged and the applicant is willing to work with the planning authority to achieve approval.

6.0 Photographs



Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 4



Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 5

7.0 Policies considered

Project: Sunset Garage, Station Road, Narborough, Leicestershire

Date : April 2022

Ref : SG/2021

Rev: -

Page 6