

PW1192_Plannign Statement – Jun 2022

Supporting the 'Variation of Condition' application.

Planning Portal Ref: PP-11364969

For the Development located at

Elm Farm Barn, Somersham Road, Little Blakenham, IP8 4NF

Introduction:

This document has been prepared by Peter Wells Architects to support the Variation of Condition application.

We are seeking approval for the change in design of the detached garage building and the inclusion of a porch added to the end of the new extension - and as such, are looking to vary Condition 2 of the current planning permission re: DC/21/06472.

Condition 2 of this approval makes reference to a list of approved drawings, and we require the drawing references to be varied in order to make reference to the proposed changes.

Proposals:

This development site currently has planning permission to convert and extend the existing barn to provide 1no residential dwelling. The approved scheme also includes a detached double garage.

This application looks to seek approval for a revised garage building in order to incorporate a room-in-the-roof. We are also proposing to close off the carport, in order to provide storage and utility areas. An external staircase will access the room-in-roof and this will be sited in the place of the removed lean-to store on the south side of the garage.

The footprint of the new proposed garage building is identical to that of the approved. The eaves heights of the new proposed garage building are identical to that of the approved. The pitch of the roof has been slightly increased in order to allow for headroom in the roof room, however the ridge height has only been raised by approx. 350mm from that of the approved garage building.

It should also be noted that the proposed garage is considerably smaller than that of the existing barn that occupied the space. This barn has recently been removed, but can be seen on the existing site plan drawings within the original approved application.

The proposals pertained within this application also include a small porch, which is to be formed on the east elevation of the extension. The porch will have a pitched roof, matching the extension, forming a gable end looking east. The porch will provide the dwelling with a secondary entrance and a place to store items such as coats and boots.

Conclusion:

We are seeking approval for an amended garage building, which has limited external changes from the approved garage building.

We are also seeking approval for a porch, serving the secondary entrance into the kitchen extension, which will have a very low impact on the overall design/setting, but will provide a very useful space for the end users.