

Our Ref: JRF/AS/CH/22.7720

Your Ref: PP-11751921

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 **Head Office**
Old School House, Rettendon Turnpike,
Battlesbridge, Essex, SS11 7QL

 **Phone**
0330 053 6811

 **Email**
contact@smartplanning.co.uk

 **Website**
www.smartplanning.co.uk

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

By planning portal

Dear Sir/Madam

Town and Country Planning Act 1990
Application for Conversion and Extension of Existing Garage including Raising of Roof to Create Ancillary Domestic Use
New Cottage, Dunmow Road, Leaden Roding, Dunmow, Essex, CM6 1QA

I enclose an application for planning permission as described above. The documents are set out in the attached 'Schedule of Application Documents'. My client will pay the application fee of £206.00 plus Planning Portal Service Charge online

The consultant for this application is Abdullah Shabab BA, MArch Architecture.

This application follows two recent applications (UTT/21/3435/FUL & UTT/22/0383) for the erection of a detached dwelling, broadly in the area where the garage presently stands. These both demonstrate apparently insurmountable issues relating to access and one of them in relation to design issues and minimum space standards arising from the introduction of a new household.

The current proposal moves away from those earlier proposals, seeking now only to provide improved ancillary accommodation for the owners and their family. The existing garage has existed historically with the house and there are no planning conditions preventing conversion of the garage to ancillary domestic accommodation.

Planning permission to extend the garage was granted on 16 May 2017 (UTT/17/0685/HHF) but never implemented. The current proposal incorporates that same area of extension whilst lifting the eaves to allow for a useful first floor element to the converted garage building. The first floor would be served with dormer windows to allow for light and reasonable aspect.

The main house is a fully two-storey dwelling, whereas the converted garage, as proposed would remain subservient in size and scale. This is illustrated on the submitted street scene elevation which depicts a respectful relationship between the house and improved outbuilding.

The dormers would allow views either into the existing private curtilage of the host dwelling (north side) or else over scrub highway verge (south side). Any other views of properties nearby would be oblique and/or distant, typical of any town/village relationship.

The intended use of the converted garage would be for ancillary domestic purposes as the family prefers as the children grow. This might include games room, playroom, hobby room, music, arts, study etc. providing safe and convenient accommodation for the family in addition to the reception rooms in the main house. This is especially important in a small village where facilities for older children are relatively limited.

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The site retains adequate on-site car parking as existing. The proposed building would not be used independently of the main dwelling and, by virtue of it providing an on-site domestic facility will probably result in a net reduction of traffic leaving the site.

The Council's residential space standards are met in all respects and planning permission should be granted without delay.

Please would you register the application, notify me of the application reference and timetable and supply a receipt for payment of the application fee. Should you have any queries relating to this proposal, please do not hesitate to contact me. I will otherwise make contact with the case officer in due course.

Yours faithfully

Russell Forde BEng (Hons) DipTP (Dist) MRTPI
Principal Director

c.c. Mr and Mrs Polley
SPL