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Planning Statement

Introduction

The house was built in 1999 and we have owned and lived in the house from new. Recently we have had an elderly relative move in with us. Following a stroke and death of their spouse, we decided they would live with us, so we can aid with their daily tasks. Unfortunately, due to further decline in health, the stairs are proving a challenge and we are looking to turn the attached garage into a bedroom to make it easier with their daily living. As we have children, there are now 5 people living here and so space is also in short supply. The proposed garage space would help us enormously in achieving a solution to our current daily challenges.

Proposed development

Due to our large front garden, we propose building a 30m² detached garage at the front of the house. This would be built using brick and tiles matching the existing house. The height to wall plate will be 2.6 meters above the drive level, with a pitched roof of 1.2 meters.

The proposed structure comes up to the existing drive and will not take away any of the existing parking. We currently have two parking bays as well as the garage, with additional room for another two cars. The proposed detached garage would give us an extra parking bay.

The Garage will be approximately one meter from the side boundary and approximately four meters away from the front boundary.

To the side in the park there are laurel bushes and a hawthorn hedge. These are mature bushes and were cut down recently as they were over 4meters high. Once they grow back the garage will not be visible to traffic coming into the estate. We also plan to hide the garage elevation facing the road by planting some bushes.

Planning History

In 2021 we made an enquiry (ref:21/02237/P21) for a decision in principle to build a detached garage at the front of the house. The design proposed was over 40m² and very close to the property boundary.

It was considered that the proposal would have a negative impact on the visual amenity of the area due to the size and its prominent position and any application would unlikely be looked on favorably.

Concerns addressed in the new proposal

Taking into account the feedback from 2021, we have changed the size and position of the proposed structure. Due to the prominent position of the property facing the roundabout, we have taken note of the garage in the front garden of 1 Weymouth drive, DH4 7TQ. This property also faces the roundabout in a more prominent position at the entrance of the estate. As this has been approved

by planning, we have copied the size, style and position. Both are 30m², identical materials and design and both are the same distance from the road.

The next-door property also has a double detached garage with the same size and design and in a visible position from the roundabout although slightly less prominent.

We would also look to disguise the structure by using the existing shrubs and planting new shrubs.

Its position would not impede any views from surrounding properties or invade on any neighbor's privacy due to the properties unique position where we only have properties on one side.

Conclusion

We feel the proposed garage would be of a scale and appearance matching the other surrounding properties. The smaller size and position would make it less obtrusive in keeping with other front garden garages on the prominent roundabout.

The garage would also be a benefit to future owners due to the extra space.

The proposal would also help us look after an elderly family member, freeing up space and resources in the local authority care services.

Also, this would reduce our CO2 footprint as there would be no emissions from travelling to and from care homes.