

Planning Division
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
Bucks
HP19 8FF

26/01/2024

Our Ref: 23-MCG
Planning Portal Ref: PP-12760415

Dear Sirs

Re: Proposed outbuilding at 345 Tring Road, Aylesbury

This covering letter relates to the above planning application, submitted online via the Planning Portal and relates to a resubmission following refusal of planning permission for a much larger scheme under your reference number 22/03664/APP. The previous application involved various alterations and extensions to the main house as well as the outbuilding, but this submission is just for the outbuilding.

As we explained in the Planning Statement for the previous application, the proposed outbuilding is located at the bottom of the very long (approximately 35m) garden, and the other gardens that back onto it are also very long. It is not considered that the building would have any impact whatsoever on any of the neighbours or the character and appearance of the host dwelling or locality. Notwithstanding this, its overall height of 2.775m (which is required in order to achieve a reasonable internal ceiling height) would be a mere 275mm higher than the limit for it to be classed as permitted development, for which it meets all the other Class B criteria. The building could therefore be built without planning permission if lowered very slightly, but it is contended that this marginal difference in height would be so insignificant in terms of its impact that this would be sufficient justification alone for the grant of planning permission. The case officer of the previous application agreed with the above, stating that "The building would be subservient to the main dwelling and discretely located in the garden with limited public views. No concerns are raised in respect of the proposed outbuilding."

On the basis that it was considered acceptable previously and has not been changed, we would presume that you will be able to support this application, and would also respectfully request that it is processed in a timely manner, as the applicants would like to proceed with the work as soon as possible.

Yours faithfully

Colin McAndrew MCABE CBuildE

cc Client