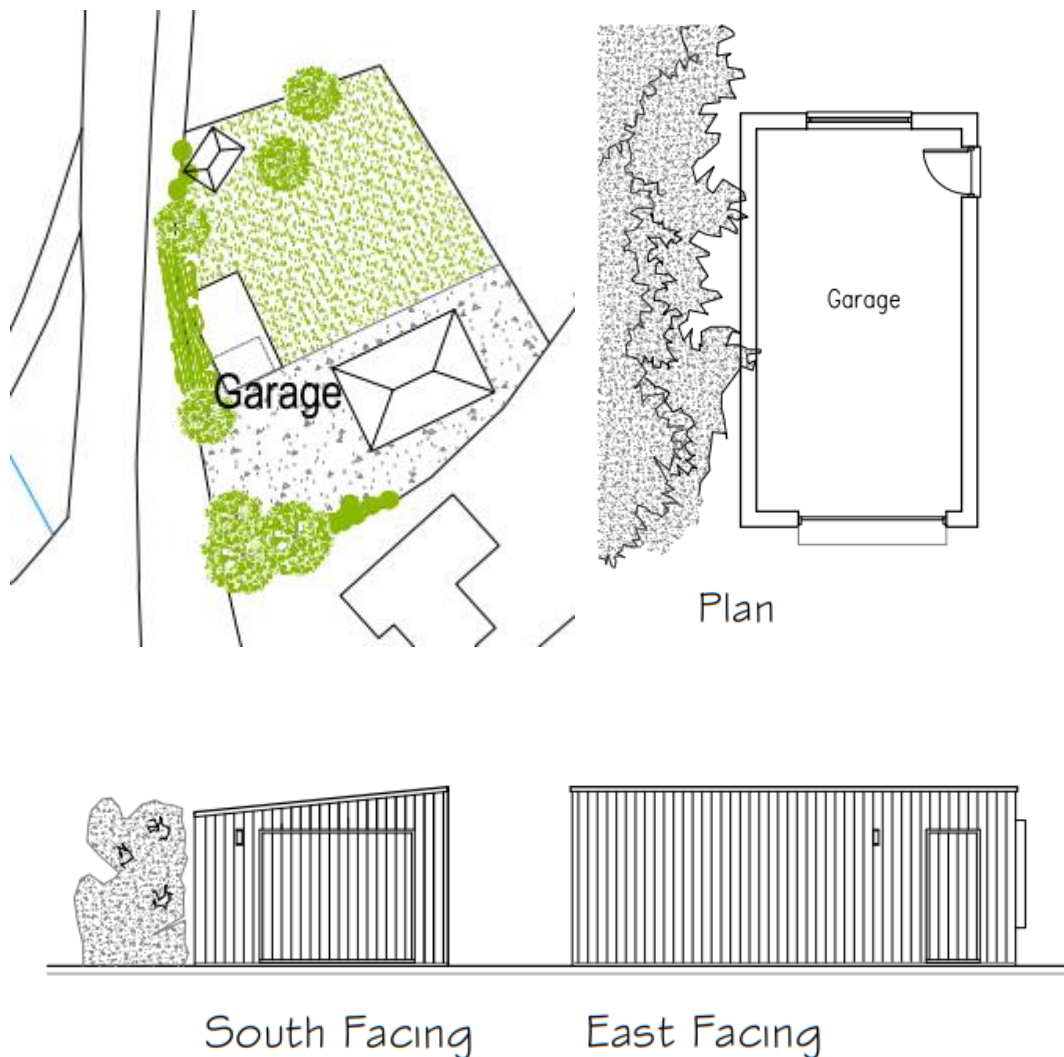


Valley Cottage – domestic outbuilding

This proposal seeks planning permission for an alternative form of outbuilding to that which was permitted in **21/11424**.

The permission which was granted was for an outbuilding of similar scale, located on the roadside elevation of Valley Cottage:



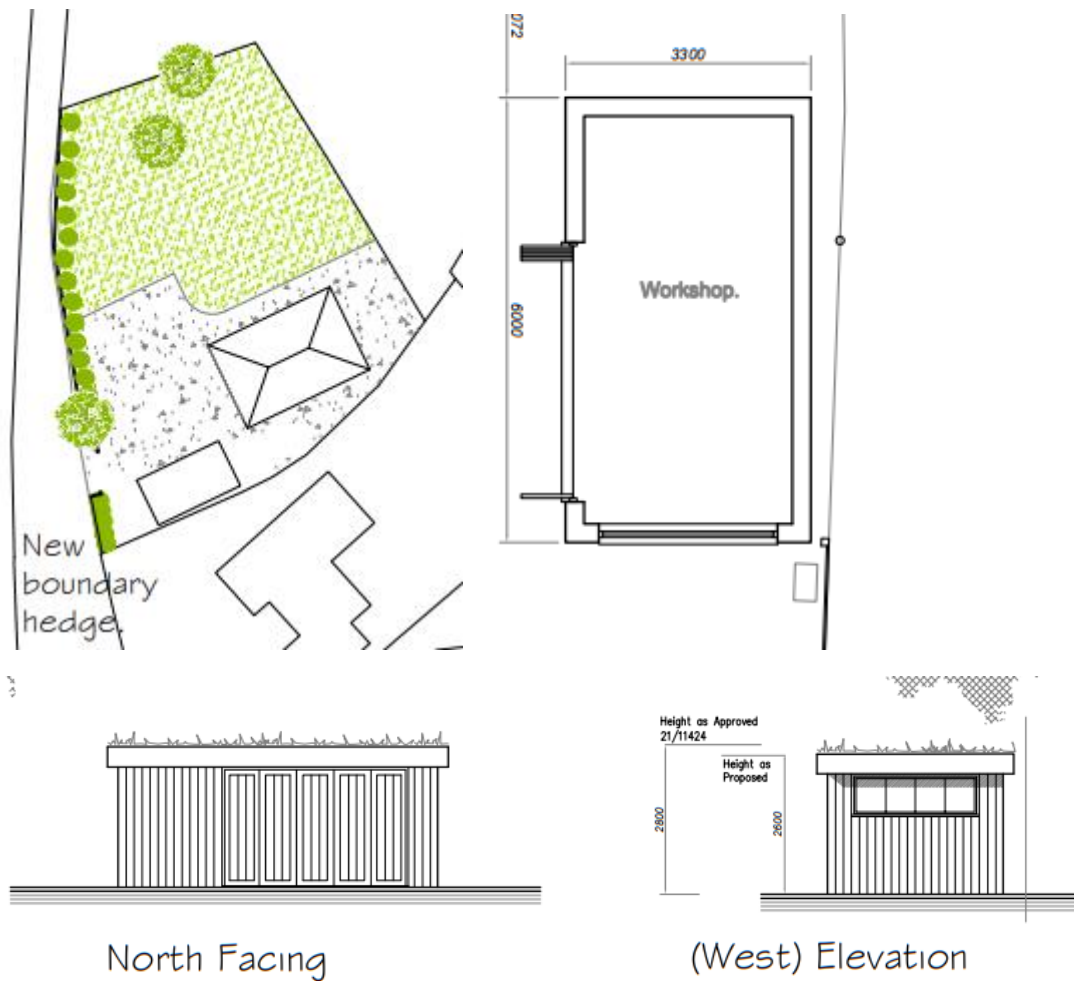
Above: Excerpts from approved plans for 21/11424

In granting permission for the garage, the officer's report notes that:

The proposed garage would have an increased footprint compared to the existing building, but it would still be a small scale building that would not be materially larger than the one it replaces. Furthermore, by reason of its modest size and siting, the proposed garage would not detract from the openness of the Green Belt either visually

or spatially. The proposed outbuilding would be sited within a residential curtilage, and by reason of its siting and low profile would not adversely impact upon the landscape.

Permission is now sought for an outbuilding of similar design and scale, but with a siting along the southern boundary instead of the western one:

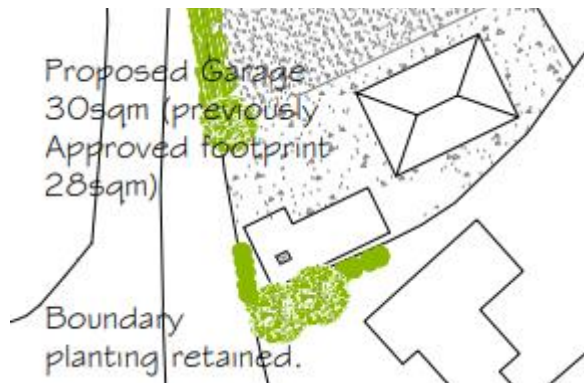


Above: Proposed plans, for comparison with approval

The roof height would be lower than that approved outbuilding, and with the benefits of a 'green roof' to enhance biodiversity and minimise landscape impact. The outbuilding is proposed as an alternative to that permitted in 2021, and the applicant is happy to propose a Unilateral undertaking if required to ensure that only one of the two consents is implemented. Also proposed is the removal of a further outbuilding at the north of the site, as well as the shed, originally proposed for removal as part of **21/11424**. The aim of the re-design is to achieve more useable garden space to the north, compared to that of the approved scheme. A new boundary hedge is proposed to the western corner

of the site, to ensure the verdant character of Lymore lane is upheld. The outbuilding would be for incidental uses only, and this could be secured by planning condition. The siting of the proposed outbuilding is offset from the side wall of the cottage, to minimise visual impact and allow clear access pathways for pedestrians and vehicles.

Application **23/10686** for a larger outbuilding was refused. That proposal was for a notably larger outbuilding in the south-western corner of the site:



Above: Excerpt from refused scheme, August 2023

The planning department were concerned about the size and cramped form of the proposal, which has now been addressed by the re-design, to propose a building of significantly smaller scale, much more similar to the 2021 permission.

It is therefore considered that the proposal has now been amended to meet the paragraph 147 criteria, in that it is not materially larger than the outbuildings which it replaces, and is not materially larger than that of the 2021 permission:-

e) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The building is also proposed for the same use, ie purposes incidental to the enjoyment of the dwellinghouse which it serves. It is therefore hoped that planning permission can be granted on this basis.