

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

29th January 2024

Dear Sir/ Madam,

Project Name: Glenlossie, Mill Road Debden, Saffron Walden, Essex CB11 3LB
Reference No.: 2019-C02-005
Planning Ref.: UTT/22/0342/HHF
Subject: Revised Planning Proposals - Outbuilding
Design Statement in Support of Adjustments to Consented Scheme

1.0 Introduction

The redevelopment of an existing, but distressed garage block formed part of the Planning Permission granted in respect of application Reference UTT/22/0342/HHF. The documentation associated with the Proposed Outbuilding was shown on drawing reference LDT175.012.

The proposal incorporated an open enclosure double garage with adjacent storage. The enclosure included a pitched roof over timber clad walls raised off a facing brick plinth. The bulk of the building was reduced over the storage component as a consequence of its reduced footprint.

The home owners of Glenlossie are closed to moving in the main house, and have requested that we review the usage of the Outbuilding, and in particular the potential for using the roof space to provide a part time office/studio space to assist balancing work and family commitments. The result of our discussions and revised employers requirements are the subject of this proposal for which an amendment to the original planning consent is sought.

2.0 Variations Proposed

The footprint of the existing and somewhat derelict garage/outbuilding on the Glenlossie site is shown on Site Plan drawing reference 2019-AR-07-001. The overall area of the various enclosures is 53.6m².

The original proposal showed an overall footprint of 53.4m² and a height to the upper ridge of 5.0m.

Revisions to the original consented proposal are shown on drawing numbers 2019-AR-07-200 and 2019-AR-07-201. Red lining on both drawings shows an overall reduction in the footprint of the garage block with a slight increased ridge level (750mm) over that of the original proposal. (Please refer to the report no 2019-RP-005, page 16 & 17). The increase in ridge level is designed to facilitate the introduction of a home office/studio space, which will be accessed by an open stair on the north side of the building.

The original roof void was insufficient in height to support a capillary usage other than storage (assuming that roof joists would have been installed to support a storage facility).

While the proposed ridge level increases by 750mm the overall bulk of the outbuilding has decreased by 5%.

The originally proposed materials for walls and roof remain unaltered. The main adjustment at roof level centres on the incorporation of 4No Velux or equal roof lights. Given the location and size of trees surrounding the Garage/Outbuilding Block, there will be no overlooking issues associated with these roof lights on the east and west elevation.

Originally a window was incorporated on the east elevation to provide natural light to the storage building. It is proposed that this window be removed, and a new window installed on the south side gable to provide a visual link with the residential home at Glenlossie.

Access to the upper floor is via an external stair on the north elevation, which will be constructed in timber.

3.0 Access

Draft a section on access being from the road and re-using the original garage access from the residential property.

4.0 Exclusions

The usage will be restricted to study/office.

Yours sincerely,

Ian Chin

RIBA ARB

Director | Architect

**IANCHIN
ARCHITECTS**