

CC STANDLAKE LTD

THE BELL INN, HIGH STREET, STANDLAKE  
DESIGN & ACCESS STATEMENT

## **1.0 Introduction**

This document has been prepared in support of a full planning application seeking consent for the erection of an open carport structure to the rear of the existing property at The Bell Inn, High Street, Standlake.

The original approval for the site, ref: 21/01797/FUL was for 'conversion of former pub into 4 bedroom dwelling and erection of two new 5 bedroom dwellings and carport to the rear with associated landscaping and parking areas'. This application, which is retrospective, seeks consent for a further carport to the rear of the converted building at The Bell Inn.

The construction of the carport structure has already been completed, under the belief that it was compliant with the Class E Permitted Development Rights reserved by the plot at The Bell Inn. It has been established that, owing to the ridge height and the proximity to the neighbouring boundary, this belief was incorrect and therefore this retrospective planning application is being submitted.

## **2.0 Site & Surroundings**

The application site of The Bell Inn is on the High Street in Standlake; the site entrance and the application site of the former public house sits on the street front whilst the rest of the site extends away from the street towards the south-east.

Vehicular and pedestrian access is via the existing access from High Street. The High Street of Standlake runs through the breath of the village as the main road.

The surrounding context is generally residential properties both detached and semi detached, most are traditional in form and tend to have generous gardens.

## **3.0 Amount**

This application seeks retrospective consent for a single carport structure with double car parking spaces. The car port covers approximately 30m<sup>2</sup> floor area.

## **4.0 Layout**

The carport structure sits over the position of two previously approved carparking spaces.

## **5.0 Scale**

The carport structure is approximately 3.9m in overall ridge height, with an eaves height of 1.8m. The scale of the carport structure is wholly subservient to the

adjacent properties, and reflects the height and form of the adjacent approved carport to Plot 3 at The Bell Inn.

## **6.0 Appearance**

The carport is of oak-framed structure, with dark-stained timber cladding set above a red brickwork plinth, with a clay tile roof above to match the host dwelling at The Bell Inn. The carport is of open structure, and therefore has no enclosure to the frontage.

## **7.0 Access**

No changes to the access, as per the consented scheme.

## **8.0 Summary**

It is considered that the carport that has been constructed is wholly appropriate both in terms of scale and appearance, and only by virtue of its proximity to the neighbouring boundary, and a small increase in ridge height, falls outside of what would otherwise conform to the requirements of Class E Permitted Development Rights.

Given the positioning of the carport within the application site, we believe that the character and appearance of the wider development & local context would be retained and would not adversely impact any of the immediate neighbours. We therefore believe that the proposed application should be straightforwardly approved by Officers.