LANCASTERS COTTAGE, LITTLEWORTH

Amended Plan for Replacement Garage



Fig.1 The existing house

Planning History

Lancasters Cottage is a detached dwelling, set back from the road screened by hedging with a gravel forecourt frontage.

Planning permission was granted in 2018 to convert the integral garage, build a Juliet balcony and for a replacement garage (Ref. No: DC/18/2538). We understand this permission has been implemented with the glazed Juliet balcony being completed to the first floor south facing bedroom window. These works have been inspected by building control.

Works to the integral garage were started [redacted] The applicants were also considering whether a new 'eco' dwelling might be built on land to the north of their property. As this is not possible they have now reverted to complete their work on Lancasters Cottage.

[redacted] The conversion of the integral garage is therefore being planned and replacement garaging needed for Mr and Mrs Brewers vehicles.

The Design

The original scheme proposal for the garage has been reviewed as Mr and Mrs Brewer wished to improve the proportions and appearance of the earlier approved outbuilding.

The applicants are planning to install integrated solar PV panels on the south facing roof so the new garage is required to have sufficient roof area with a suitable pitch. The applicants approached Border Oak and a scheme has been prepared to provide a traditional oak framed pitched tiled roof garage outbuilding to complement the house.

The intention is to create an attractive courtyard style forecourt (see fig 2). The new garage will allow space for cars and bikes. This ensures vehicles are stored securely and will not clutter the front of the property.

The garage has been positioned slightly further to the west, away from the road, to avoid impacting the oak tree adjacent to the entrance and an integral garden room/gym provided

to enable enjoyment of the south side garden and west facing aspect. A home office is planned in the loft space above the garage.

The garage building has regard to the dwelling it serves and will be incidental to the enjoyment of the dwelling. It addresses the needs of the applicants and fits with the scale of the house. It is grouped with the house and maintains the property's overall appearance. The placement forms a simple courtyard in front of the main house and wind break from the prevailing south westerly winds.

Adding solar panels to the south facing roof means the garage will help provide on-site off-grid charging for their own electric cars and e-bikes, as well as supplementing the domestic supply for the house, as part of their personal drive forward to net zero."

The garage will be clad with weatherboard on a brick plinth and maintain the aesthetic of a traditional rural outbuilding with plain tiled roof, reflecting the existing timber clad outbuilding opposite. There is no impact on neighbours or on the surrounding environment.

This application is in accordance with national planning policies to help owners manage for dependent relatives and satisfy local plan policy in relation to extension and garaging in the countryside.

We trust we have provided sufficient information to process the applications and secure a favourable recommendation. If you have any queries please do not hesitate to contact this office.



Fig.2 Proposed site of garage