

PLANNING STATEMENT

The application seeks planning permission for the retention of a detached outbuilding. The application site comprises a mid-terraced building which has been subdivided into flats. The outbuilding would be for the storage of household and garden furniture and would therefore be used for purposes which are entirely incidental to the residential use of the flats.

In comparison with the previously refused scheme, it is proposed to reduce the garage to 3.6m in width by 4.5m in depth. This results in a reduction in floor area of 13.4 sq m and represents a total reduction in footprint of 45%, which is a significant reduction in the size of the building.

The outbuilding would be subservient in scale and appearance to the main flatted building on the site and would be located to the rear of the site, where it would not be visible from within the street scene. The outbuilding would be partially visible from the recreation ground to the rear but would be screened by existing mature vegetation along the rear boundary. As such the outbuilding would be of no harm to the character and appearance of the existing building, the street scene or the area in general.

The outbuilding would be sited at the end of the rear garden, well away from the rear elevations of the neighbouring buildings. The outbuilding by virtue of its low height and small scale, would not appear visually intrusive or overbearing when viewed from the rear garden or rear windows of the neighbouring properties and would not result in any reduction in privacy or light. The outbuilding would therefore not have a detrimental impact on the residential amenities of any of the neighbouring residents.

The outbuilding would not be contrary to any local or national planning policies and it respectfully requested that the application is approved at the earliest opportunity.