

Planning Cover Letter

Context and proposals

The proposal is for the conversion of the existing integral garage for expanded habitable accommodation; a replacement front porch; and a detached double garage to the front of Magnolia House, 16 Northbury Lane, Rucombe RG10 9LQ.

The site comprises a large detached dwelling at the end of Northbury Lane, with a generous front and rear garden.

The applicant undertook pre-application advice in July 2024 which was positive.

Principle of development

The property is within settlement limits as defined in the development plan. As such, it is acceptable in principle.

Character and appearance of the area

The amendments to the dwellings comprise the conversion of the integral garage and the replacement of the existing lean to front porch. These comprise relatively minor amendments that will not materially impact the character of the host dwelling.

In line with the Council's design guide, the porch will be single storey; and both the porch and the changes to fenestration to facilitate the garage conversion will match the existing dwelling in terms of materials. The porch will have a dual pitch roof, in line with the existing dwelling.

It is acknowledged that the proposed detached garage will sit in front of the existing property, contrary to the Borough's Design Guide. However, as set out in the pre-application response, the dwelling sits by itself away from the public highway, so does not form part of a build line and is not visible from the nearest street scene at Garraway Close.

The garage itself is single storey and relatively modest in scale, and draws its architectural cues from the host dwelling, harmonising with it.

Neighbouring amenity

Given the distance from the nearest properties, the proposals will not impact neighbouring amenity. Furthermore the proposed garage will not adversely impact the living conditions of the occupants of the existing dwelling. This is demonstrated in the accompanying shadow plans.

Highways

The proposal includes the conversion of the existing garage to an additional habitable room; however a new double garage that meets the Council's standards is being provided. In addition, the property's driveway provides ample parking relative to the size of the dwelling.

Trees and landscaping

No trees are proposed to be removed as part of the application; and there is no impact on existing landscaping.

BNG

As the proposal comprises a householder application, the proposal is exempt from BNG requirements.

CIL

The proposal comprises under 100 sq m of new build development and is therefore exempt from CIL.

Conclusion

The proposal is modest in scale and will be in keeping with the host dwelling. It will provide expanded, high quality living accommodation for the occupants while replacing the garage space. The proposed front porch will enhance the appearance of the host dwelling. The proposal is therefore acceptable in planning terms and it is respectfully requested that permission si granted.