

Planning Ref: 22/00332/F

Proposal: Erection of a double garage to the front of the dwelling to allow for overnight parking spaces

Location: New Rectory, Acre Ditch

Sibford Gower Parish Council **OBJECTS** to this application

The proposed site is not within the conservation area, but has a direct impact to the west where the hedge forms the boundary with the conservation area. The south elevation benefits from extensive and uninterrupted views across pasture land which is within the conservation area.

Acknowledging the recent planning history for this site, the Design and Access Statement submitted as part of the initial planning application (21/01437/F) continues to offer the context for this site.

The absence of any designated garage/outside storage was raised by the PC earlier. This was subsequently accommodated within the planning consent for 21/01437/F as Condition 9.

When the initial planning application for the site (21/01437/F) was submitted, the Design and Access Statement identified several references which specifically identify and emphasise particular siting issues eg: *“The existing site plan...identifies a stepped or staggered line of building frontages we have observed and responded to local context by maintaining this pattern.”* (p3). Further references identify the intention to *“maintain the urban grain”* and *“a real sense of open space generated by the large front garden”* (p5), together with *“establishing a slightly elevated ground floor level at the front to take in the views to the south”* (p16).

The urban grain previously referenced does not identify any other significant built feature in a front garden in this part of the village, while the Location Plan accompanying this application clearly identifies the challenging location proposed for the double garage.

While the positioning of the new dwelling was referenced as *“responding to urban grain and street scene”* (p17), the current proposal for a double garage in the front garden would appear to directly contradict such concerns, now, apparently, no longer deemed relevant. It would have a significant negative impact on the street scene by reducing the general sense of openness for this particular part of the village, and severely obstruct the *“views to the south”*, previously identified as being a particularly significant feature of the earlier application.

The refusal through Appeal of planning application 07/02505/F should be considered a material consideration in regard to this application.

Should the application be approved, there is concern that continued “planning creep”

could seek to further enlarge the garage through the provision of additional accommodation/workshop/storage facilities in the future.