



## **Erection of garage adjacent to approved dwelling and change of use of land to residential, Brooklands Barn, Bodicote – Supporting Statement**

### **Introduction**

The proposed garage is situated outside the domestic curtilage of Brooklands Barn, which is currently undergoing conversion to a dwelling following approval under application reference no. 16/01587/F (approved 21<sup>st</sup> November 2016) with subsequent amendments.

The site although in open countryside is relatively low lying with limited visibility from the public realm and has the benefit of planning permission for a change of use from agricultural to residential use with associated amenity space. This application seeks to provide secure domestic garaging for the applicants vehicles.

### **Design**

Planning approval is sought for a single story garage accommodating 5 vehicles. The building detailing and materials will match those being used in the current barn conversion and are noted on the accompanying drawings.

The garage design has been reconsidered to lower both the ridge and eaves height. The overall footprint has been reduced in an attempt to make the structure subservient to the main residence and to achieve a lower visual impact within the natural landscape.

The following drawings accompany the application:

- 4728/MAP: 1/2500 - Site location plan
- 4728/20D: Block Plan
- 4728/21D: Plans, sections & elevations
- 4728/22B: Proposed elevations sheet 1 of 2
- 4728/23B: Proposed elevations sheet 2 of 2

### **Conclusion**

It is considered that this proposal is acceptable as it provides an outbuilding ancillary to the main dwelling (currently undergoing conversion). Part of the site is already considered to be residential (Class C3) in its use following approved application 16/01587/F.

Condition 9 of the current permission of conversion from an agricultural building to a dwelling does not allow for the addition of outbuildings including any structure within the curtilage without the prior express planning consent of the local planning authority. Therefore this application seeks to provide necessary secure storage to service the dwelling in the form of the proposed garage.

**Site construction photos:**

Current erection of Brooklands Barn approved under previous application & adjacent site area for proposed detached garage.

