

20/06/2018

I look forward to hearing from you.

Kind Regards

Lorraine Musa

Sent from Samsung tablet

----- Original message -----

From: Daniel Vick

Date: 20/06/2018 10:15 (GMT+00:00)

Mr and Mrs Musa,

I write regarding the above matter and your correspondence with Andrew Wood and Karl Roberts.

I understand Mr Wood had promised you a response today. Unfortunately one has not been prepared and Andrew is not in the office. I am therefore providing you a response via this e-mail rather than our standard pre-application response form.

You propose to erect a single storey outbuilding within the curtilage of your dwelling. As I understand it from the previous application this building is proposed to be for dependant relatives.

The design of the building has changed since your planning application and it has been reviewed by the Conservation Area as your dwelling is a listed building and the outbuilding would impact on the setting of the Listed Building. The Conservation Officer has responded and his response is as follows:-

"These comments are provided on the revised plans submitted to the council.

The pre-application appears to relate to the provision of additional residential accommodation in a garage located within the curtilage of the property. The property is listed, and development will need to that it does not harm its special character.

The existing garage is of masonry construction, and reflects the character of the existing dwelling. It is small scale, and as a consequence subservient to the main property.

It is considered that there is potential to extend the garage structure to provide for the required accommodation. However, any new works should closely reflect the existing structure in terms of scale and appearance.

The building should still read as a standalone garage outbuilding (more akin to option A), so that it reads as a subservient standalone structure, and maintains the appearance of the existing garage structure."

As well as the impact on the Listed Building we would also need to consider the impact on the amenities of the neighbouring dwellings and the character of the area. Based on the information I have seen the building would be

table having regard to the character of the area and the residential and visual amenities of the neighbours.
I hope these comments are of assistance to you.

Daniel Vick

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