

# **Design and Impact Statement**

## **Introduction:**

The proposal would not detract from the amenity of neighbouring properties. The design and sitting of the outbuild garages is such that it would not have a detrimental impact on the character of either the original property or the area. It does not disrupt the neighbours' enjoyment of their own home, garden or neighbourhood.

The proposal will not be overbearing or unduly obtrusive and will not result in harmful loss of privacy by overlooking adjoining properties, loss of light or overshadowing of adjoining properties, loss of parking space, or loss of garden, landscaping or open space which contributes to the local amenity. There is the precedent of similar garages planning consent given already to nearly every other home in the immediate surroundings of No. **37 Forge Lane ME3 7AJ**.

The proposed outbuild Garage are subordinate to the original house and are in proportion both in its own right and in relation to the original building. The proposal will not be bulky or prominent compared to the size of the neighbouring houses and gardens which all have already had similar size extensions and garage's conversions.

## **Site Description and Surroundings:**

The application site contains a detached dwelling house at 37 Forge Lane . The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended).

## **Proposal:**

Retrospective application for erection of a new Garage (outbuild)

## **Planning Considerations:**

It should be noted that Garages to be already approved under Application number:

20200089 & 20180925

The difference within current Garages and approved one are different location and different size/rood design, Current Garage are better cooperate with surrounding area,

The materials used for the exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Due to the site specifics of the site and all material planning considerations the application should be acceptable.

**CONCLUSION**

The proposed extension would comply with Council policies that seek to preserve the character of the area and individual properties. The size and design of the Garage is such that it would not have a significantly detrimental effect on the character of either the original property or the area and the amenities of the neighbours will be preserved. The proposal is consistent with Council policies.

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