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Planning Statement:

For the Retention of Existing Outbuilding

At

44 Acacia Avenue

West Drayton

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Middleborough House, 16 Middleborough, Colchester, CO1 1QT

Introduction:

1. This planning statement is written on behalf of the applicant in support of a householder planning application for the retention of an existing outbuilding.
2. The outbuilding was completed on the 31st May 2018 and is for use incidental to the existing dwelling only.
3. The outbuilding was constructed with the purpose of meeting Class E of the GPDO, however the building was constructed to a height of 2.67 metres from ground level.

Policy: Residential Extensions Guidance 2009

4. With regards to applicable planning policy, it is considered that the proposal meets relevant guidance in so far as the following:
 - Position – Set in more than 500mm from boundaries.
 - Design – Not higher than 3 metres with windows placed only on the elevation facing the owners house.
 - Amenity – 97 Sqm of amenity space retained for three bedroom dwelling.
 - Use – Incidental use only.

Similar Approved Applications:

5. Planning permission was granted for the construction of a detached outbuilding of similar scale and size at 49 Acacia Avenue, application Ref: 47753/APP/2012/2896.
6. It should also be noted that there is an existing structure of similar height and scale at the neighbouring dwelling. (See Appendix 1)

Application Submission:

7. It is considered that this planning statement helps to provide an insight into the circumstances of the application and also provide a policy basis for the retention of the existing outbuilding.
8. In conclusion, it is hoped that members of the council and the local community look favourably upon this application.

Appendices:

Appendix 1 -



Outbuilding Image:

