Proposed Detached Garage
36 Postland Road
Crowland
Peterborough PE6 0JB

for

Mr. W. & Mrs. N. Bartmeier



PLANNING STATEMENT

March 2024

mlp Moulton Land and Planning

Introduction

This is a Householder Planning Application for a detached domestic garage within the curtilage of an existing dwelling at No. 36 Postland Road, Crowland.

Formal planning consent is required due to the proposed building being positioned between the front of the two-storey house and the public highway.

Application Site

The application site is located within an established residential area of Crowland with direct frontage onto Postland Road.

The character along this section of Postland Road is predominantly detached dwellings on spacious and established plots.

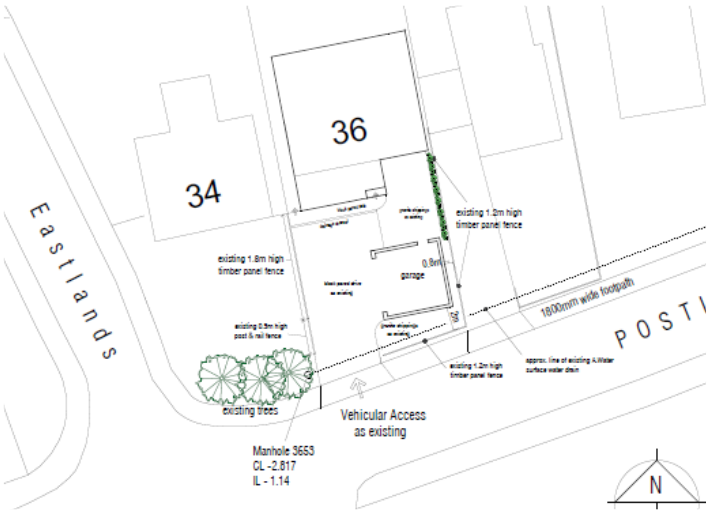
There are two storey houses to either side of the application site, one of which, No.34 Postland Road, has its vehicular access located in Eastlands.

No.36 has an existing vehicular access from Postland Road which leads to a large forecourt parking area comprising a mixture of block paving and permeable granite chippings.

The frontage is defined by a mixture of boundary fences as detailed on the submitted plans with the front boundary having a 1.2m high timber fence set back some 500mm from the back of the existing 1800mm wide public footpath.

The Applicants are seeking approval for a detached garage to enable secure storage of vehicles, cycles etc., as per the accompanying plans, which show a modest footprint of double garage under a hipped roof to minimise potential impact on neighbouring properties.

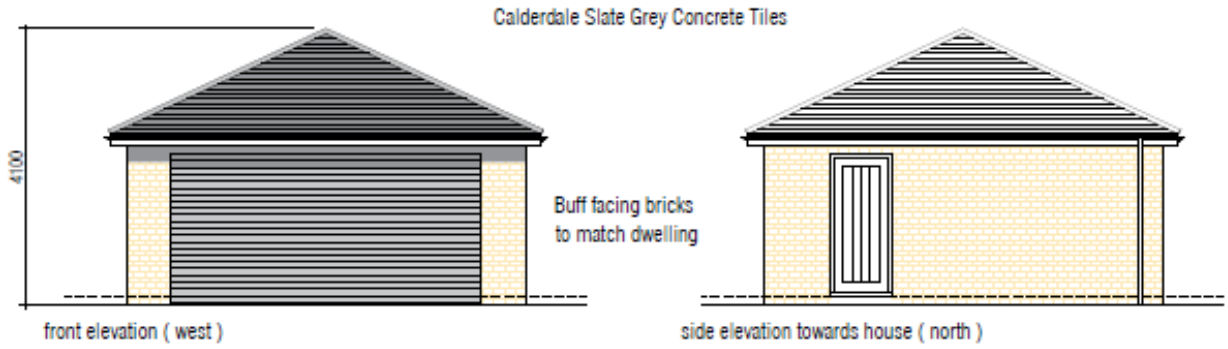
Following initial discussions with neighbours the proposed garage has been sited to the east side of the frontage but set back from the front boundary so as not to impede visibility to existing accesses along this section of Postland Road.



Extract from Site Layout

This location also means that the existing drop kerb vehicular access to No. 36 remains unaffected.

The external materials for the proposed garage are specified in the submission to ensure compatibility with the host dwelling and general character of the location.



Elevations of Proposed Garage

Planning Considerations

It is considered that the proposal satisfies any policies relevant to this type of householder development.

It is not possible for the garage to be attached to the front of the existing dwelling due to the existing layout of the house with the siting having been carefully considered so as to minimise any potential impact on neighbouring properties.

There are examples of detached garages placed in front gardens close to frontages along Postland Road in close proximity to the east of the application site so there is a precedent for this form of extension to a residential property.



Detached Garages at No. 46 Postland Road & No. 46a Postland Road Crowland

Technical Considerations

Highways

Postland Road is subject to a 30mph speed limit and this section of the public highway is straight with excellent visibility. The proposed building is to be set back 2 metres back from the existing front fence which itself is 2.3 metres back from the edge of the carriageway.
Eastlands is a cul de sac with its access just to the west of the application site – visibility at that junction will not be affected by the proposed building.

Parking within the application site is unaffected by the proposed garage and there will remain the ability for vehicles to enter and leave the property in forward gear.

Drainage

There is an existing Anglian Water surface water sewer that runs along the north side of Postland Road with an existing inspection chamber evident on the adjacent frontage as plotted on the submitted plans. Any necessary consents will be agreed with Anglian Water to ensure that the function of this drain is not affected by the proposed works.

Conclusion

This is considered to be a straightforward proposal for a domestic extension in the form of a detached garage of traditional appearance and materials.

It will provide secure storage for vehicles, cycles etc whilst still maintaining adequate parking facility for residents and visitors .

The arrangement of placing the garage in the front garden of the property is already evident along Postland Road and there is no adverse effect on highways or neighbours amenity as a result of the proposal.

Alan J Finch
March 2024

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