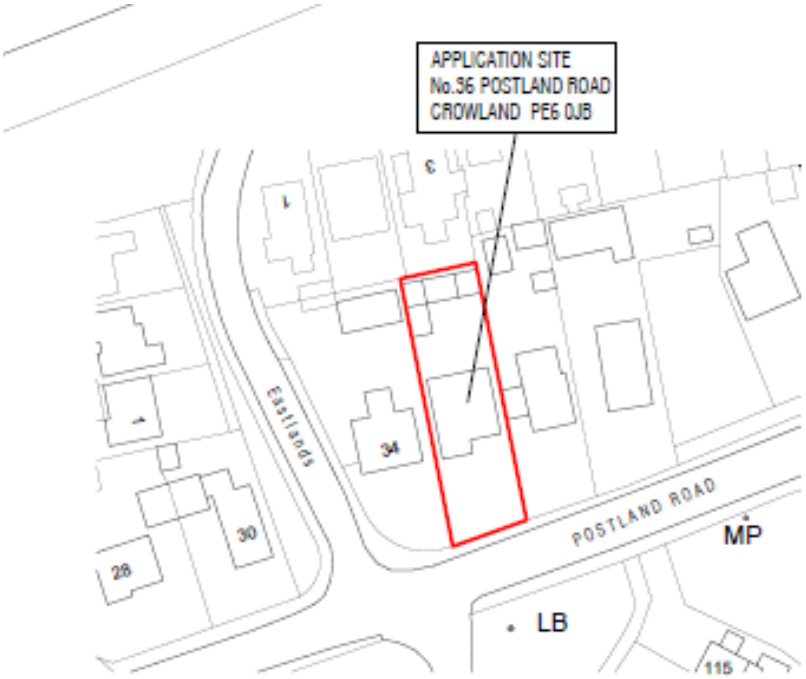
Proposed Detached Garage
36 Postland Road
Crowland
Peterborough PE6 0JB

for

Mr. W. & Mrs. N. Bartmeier



REVISED PROPOSAL
following refusal of H02-0262-24

PLANNING STATEMENT

August 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.

This application is a re-submission following a delegated refusal on 20th May 2024 under planning ref H02-0262-24.

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.

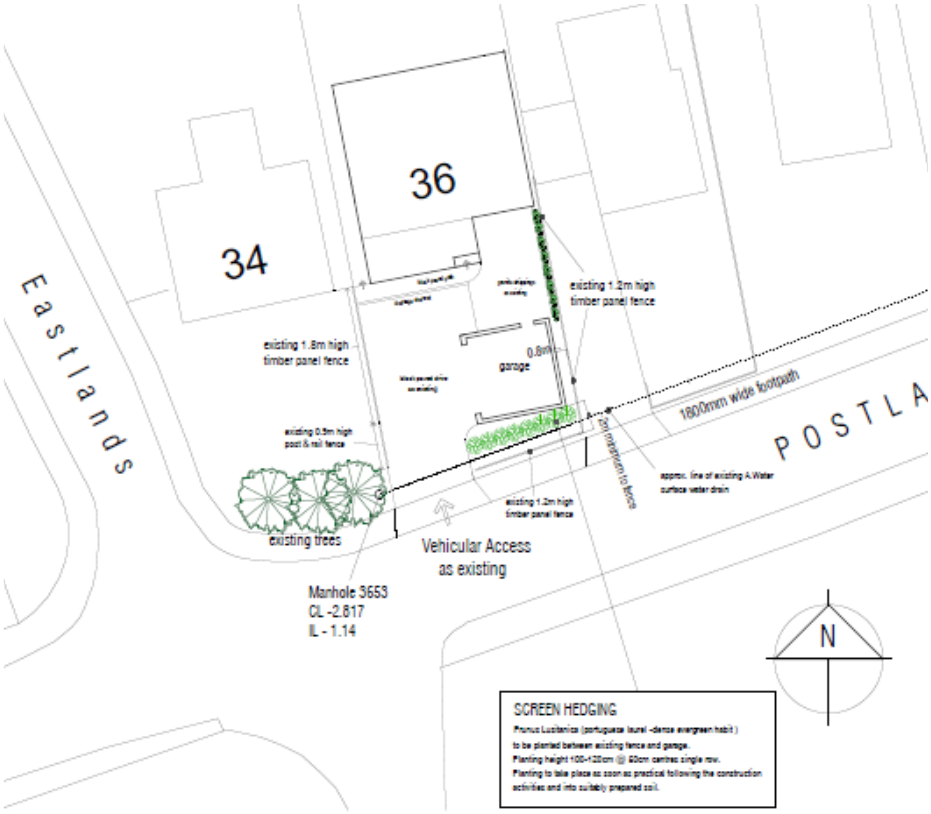
No.36 has an existing vehicular access from Postland Road which leads to a large forecourt parking area comprising a mixture of block paving and permeable granite chippings.

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.

Note :- There were no public comments or objections received by the LPA during the determination of H02-0262-24

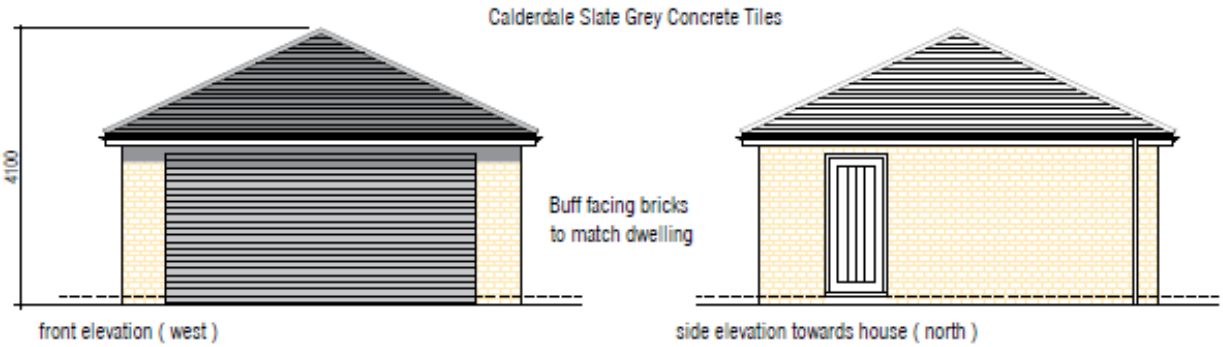


Extract from Revised Site Layout

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

Revised Proposal – A screen hedge is now proposed between the proposed garage and the existing front boundary fence. This amendment has been discussed with the Local Planning Officer as a means of mitigating the potential impact of the building on the street scene.

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

The previous application was considered unacceptable by the Local Planning Authority as the proposed garage was considered to have an adverse impact on the street scene. This was despite several examples of detached garages being sited close to the public highway along Postland Road which for the majority of its length is a straight road which means that the quoted examples of garaging are visible from section of Postland Road where the application site is located.

During the course of the previous application a Supplementary Statement was submitted to the LPA which gave specific reasons why the applicants need this secure garaging.

From recent communications with the Local Planning Authority there seems to be a compromise solution which involves the introduction of screen planting between the proposed garage and the front boundary. The submitted plans reflect that amendment.

The species of hedgerow specified is evergreen and has a relatively fast growing and dense habit which within a short period will provide the required screening of the building. The planting will be as close as practicable to the building so as to avoid any potential encroachment towards the public footway where visibility could be impaired.

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 revised proposal is now considered to overcome the only reason for refusal of H02-0262-24, following recent communication with the Local planning Authority
As evidenced in the previous application there are personal needs for the proposed garaging and those needs prevail and are in fact becoming more imminent.

It is therefore now hoped that this application can be determined at the earliest opportunity

Alan J Finch
August 2024