

24/00027/HOUSE

Proposal: Erection of an attached garage

Location: Thatch Cottage Silver Street Willand

This is a small site in what was the garden of the Thatched Cottage which in itself is a Listed Building. Planning permission was given for this house to be built on this small plot of land wedged between the main road of Silver Street [B3181] and the football ground. It appears that the house is nearing completion.

The application is to build a garage, attached to the house, between it and the boundary with the football field.

Inspection of the application documents raises the following questions/concerns:

- There appears to be an internal doorway from the house directly into the garage. Apart from a potential fire risk [Building Control not planning consideration] there is also the potential for the garage to become another room to the house or even an annex;
- The MDDC planning supplementary document on car parking etc has a requirement for the internal measurements of a garage to be a minimum of 3m wide and 6m long. This proposed garage does not meet that requirement.
- Is a flat roofed garage in keeping with the design of the rest of the dwelling and the nearby listed building?
- Bearing in mind that this property has a very small curtilage will the provision of a garage to a 3 bedroomed house make the available private amenity space too small and unacceptable in planning terms?
- This property needs parking for two cars and a garage is not classed as a parking space in planning terms. The plans provided do not demonstrate that there will be room for two cars and that they will be able to turn on the site to enable vehicles to enter and leave in forward gear.

If these points are considered relevant the possible options are:

- ✓ Recommend refusal with reasons;
- ✓ Raise concerns without making a recommendation [could be considered a bit of a cop out!]
- ✓ Offer no objection?
- ✓ Any other response put forward by members.