

ERECTION OF OUTBUILDING AT No.

1A BOYSLADE ROAD EAST, BURBAGE LE10 2RQ

JUSTIFICATION STATEMENT:

1. The sole purpose of the Garage is for the storage of 2 owned Classic Cars with a view of obtaining a potential 3rd classic car in the future.
2. The retired applicant would be using the space as a workshop as well as safe storage for the cars and equipment required.
3. The existing integral garage is currently being used for storage such as bikes, garden furniture, lawnmowers, part plant room and part access to the 1st floor accommodation, therefore existing garage space for cars is not adequate or for anymore storage space equally.
4. The applicant does have plans to convert the existing integral garage to create a more open plan entrance to the house with internal house storage, as the current access to the house is very small and narrow. I appreciate this has not been implemented at the time of writing but with their plans for the proposed structure would come into use for storage for items that are currently in the integral garage.
5. There are 3 children living at the property who also have cars, so at one time there could be 6 cars in total including the applicants, and another additional 2 classic cars would be difficult to manage within the curtilage of the current gravel parking area.
6. The applicant had their car stolen the other year and it is paramount that a built structure is provided to give a safe place to store the cars.
7. In terms of access there is sufficient space for the classic cars to the western side of the house to gain access to the proposed structure and be stored away inside so the classic cars are safe and secure.
8. The classic cars would not be parked in front of the proposed structure for security reasons and away from prying thieves, and automatic lockable garage doors would be utilised for ease of manoeuvring the cars in and out.
9. The applicant may seek to establish an access off Boyslade Road with a new dropped kerb in the near future (if planning is required) which would be more practical but due to the previous car being stolen from the family and the risk of direct access to the classic cars / potentially being stolen, this opens up opportunity for thieves.

10. There is Planning history on the land for a new dwelling, which applications were withdrawn and given that, its of the applicants interest to have a garage building for the applicants enjoyment for the use of classic cars.

11. The size of proposed structure is suitably sized and positioned for the outlined purpose above. The position is being considerate to other residents with maintaining good distance away from boundaries.

12. The height and position of structure is not impacting on any neighbours loss of light or overbearing, and the proposed is considerate to existing build lines.

RE-SUBMISSION OF LAWFUL DEVELOPMENT CERTIFICATE:

1. Planning Permission was previously issued on the 2nd September as per application Ref. 25/00664/CLP but the applicant is re-submitting the application to relocate the Outbuilding further away from the main house itself, which would still remain within the criteria for Lawful Development.

First Schedule

garage outbuilding would be incidental for the enjoyment of the dwellinghouse and the proposed development would be legitimate to the main use and it is a requirement of paragraph E.(a), Class E of the GPDO, as justified above and with plans submitted.

CONCLUSION:

1. The garage outbuilding would be incidental for the enjoyment of the dwellinghouse and the proposed development would be legitimate to the main use and it is a requirement of paragraph E.(a), Class E of the GPDO, as justified above and with plans submitted.



Architectural Vistadesigns Ltd

Planning Design Architecture