PLANNING STATEMENT

Address - **5 The Terrace, Upwood Road, Bury, Ramsey, Huntingdon**
Proposal – **Replacement single storey garage**

Planning Statement

We are proposing to construct a single storey garage to the rear of the property, where an existing small garage is and where we currently park as well.

We understand that outbuildings, such as garages, are considered permitted development, not needing planning permission, unless they exceed the limits mentioned. The proposed footprint of the garage falls within the permitted development, as it does not take up more than half the area of land around the 'original house', however, as the proposed height exceeds the 2.5m limitation when building within 2m of a boundary, we require permission for the proposal.

The proposal is 3.0m at it highest point and has a GIA of 29m2. The increase in floor area from the existing garage is modest but required for the storage of a vehicle, as the current is very small. The footprint is in a similar location to the existing garage also, therefore the relationship to the neighbouring boundary will be very similar.

The garage will be set back 6.1m from the existing boundary edge, allowing 2No. cars to park in front of it. Please refer to the submitted plans which demonstrate the boundaries and site extents.

The materials proposed are black timber effect cladding, with PVCu door & window, roller shutter, and a single ply flat roof.

To conclude, we believe that our proposal should be deemed as acceptable in scale and location, with the building complying with the majority of the limits and conditions of Permitted Development rights.