PETER HUMPHREY
ASSOCIATES

PLANNING STATEMENT

PHA ref: 7064/C

Application Proposal: Proposed garage conversion to annex, with new covered link. And erection of new detached garage.

Site: 21 Church Road, Catworth, Huntingdon, PE28 0PA.

The Proposal:

This householder planning application seeks approval for conversion of existing garage to annex, with new covered link. And erection of new detached garage in the side garden of the host dwelling (No.21 Church Road).

The applicants and occupiers of No.21 Church Road, Catworth (Mr & Mrs Brazel) would like to convert their existing detached garage/gym into an annex for Mrs Brazel's elderly mother. A covered link is also proposed to link the annex to the existing house, to aid movements between the main house and the annex.

The proposed garage conversion is very low impact and requires very little external works, as such impact upon the street scene or conservation area is considered minimal.

At the same time, Mr & Mrs Brazel would also like to erect a new detached garage on the existing side garden at the opposite end of the site. The applicant owns and maintains a classic car (as shown in photo) which requires secure and dry garaging.

Prior to the submission of this formal application, a pre-app enquiry was submitted to HDC. No issues were raised with the principle of converting the existing garage to the annex. The pre-app also proposed a larger detached garage and garden store that projected forward into the front garden – similar to the existing garage on the opposite side. Concerns were raised by HDC regarding the proposed garage's scale and siting, in respect of impact upon harm to the character and appearance of the Catworth Conservation Area.

The proposed garage design being put forward under this formal submission has been carefully re-designed, scaled back and re-sited to address the pre-app concerns and limit impact upon the street scene or conservation area. The garage now sits in line with the existing dwelling, the garage will also be largely screened by the neighbouring dwelling No.17.

The proposed garage will be cut into the existing grass bank, alongside the existing dwelling, replacing the existing retaining wall to reduce height and overall impact of the proposed garage. The roof will be of a similar height to the large conifer height that runs along the rear boundary in this area.

The external materials of the garage will match the existing dwelling, as such impact will no more than the existing dwelling itself. The existing garage door from the original garage will be re-used on the new replacement garage, maintaining the character of the area.

The extended driveway proposed will give access to the garage from the existing drive and will be finished in a low impact grassmesh finish, to maintain the grass appearance to the front drive – which will hopefully address pre-app concerns regarding impact.

The existing/proposed driveway has sufficient space to ensure all vehicles can park, turn and leave the site in forward gear. The creation of the replacement garage will also reduce the number of parked vehicles visible on the drive.

Please see detailed planning drawings submitted with this application for comments.

Photos showing existing view from roadside.



Photos showing existing view from roadside.





Photos showing existing garage.



