From:clerk@quarndon-pc.gov.uk
Sent: Tue, 5 Jan 2021 18:52:28 -0000
To: Development
Subject: Planning feedback

Hi

AVA/2020/1186 76 The Common Demolition of existing porch, garage, boiler house and outbuildings. Relocation of main entrance, replacement windows and erection of new garage and walled courtyard. Conversion of badminton court into kitchen / family and bedrooms.

This application is for a property of no particular architectural merit in Quarndon s Green Belt and Conservation Area. The proposals will bring the property up-to-date and it will enhance the village scene although not readily visible from either the road to the west or the track to the east. The new 3-car garage is potentially in breach of **Local plan EN2**, however it replaces a tired, asbestos, 4-car garage and its inclusion in the courtyard perimeter contributes to an attractive feature, which ties it in to the property as a whole and we consider that it should therefore be regarded as permitted development in the Green Belt. We believe that a number of trees/hedges will be destroyed, both where the new garage block is to be sited and adjacent to the eastern elevation of the current badminton hall; compensatory planting should be undertaken in this Conservation Area.

Kind Regards

Laura Storey

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[redacted]