SUPPORTING STATEMENT

Replacement Garage / Carport

Site: The Farmhouse, Twenty Acres Farm, Dalbury Lees, DE6 5BG

Agent: Luke Gittens – BI Design Architecture

Proposal

This application seeks permission for a replacement domestic garage and carport at The Farmhouse, Twenty Acres Farm.

The proposed building is located on the established footprint of the former garage, which was approved under planning application AVA/2021/0505 and subsequently constructed in accordance with the approved plans.

The former garage was unfortunately destroyed by fire following an electrical fault with a new vehicle. The incident also damaged sections of the surrounding hedging, fencing and trees.

Proposed Development

The replacement building provides:

- One enclosed garage bay;
- One open carport bay;
- A log store to the south-east elevation;
- Domestic parking and storage only.

The footprint is slightly larger than the former garage to provide a practical double parking arrangement and sufficient space for a large modern three-door vehicle, including adequate clearance for the vehicle doors.

The building is positioned slightly further back into the corner of the plot. This allows the established garage location to be retained while maximising manoeuvring space on the driveway.

No new highway access is proposed.

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Design and Materials

The building has been designed as a simple, traditional ancillary structure which complements the existing Farmhouse.

The external walls will be finished in vertical timber cladding, reflecting the materials and character of the existing house. A traditional tiled roof is proposed.

The log store is positioned on the south-east side of the building to provide protection from the prevailing wind and rain and to keep the stored timber suitably sheltered.

Trees and Landscaping

The fire resulted in damage to vegetation around the former garage, including trees and sections of hedging.

The affected vegetation will be removed and replaced in accordance with the recommendations of the submitted Tree Report. This will assist in reinstating the landscape setting of the garage and strengthening the screening around the driveway.

Planning Context

The principle of a garage in this location is established by the previous approval AVA/2021/0505 and the subsequent construction of the building.

Although the replacement has a modestly larger footprint, this is directly related to providing functional parking for modern vehicles rather than creating additional accommodation. The use remains ancillary to the main dwelling and is limited to domestic parking and storage.

The proposed siting, scale, materials and landscaping have been considered to ensure that the replacement building sits comfortably within the existing property and its rural setting.

Conclusion

The proposal provides a straightforward replacement for a domestic garage that was lost to fire. It retains the established location while introducing a more practical parking arrangement, improved vehicle manoeuvring space and an appropriate traditional appearance.

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The use of timber cladding, a tiled roof and replacement landscaping will ensure the building remains sympathetic to the existing Farmhouse and its surroundings.

Supporting Information

The application is supported by the following documents:

- Existing Topographical Survey
- Drawing 05 – Site Location Plan
- Drawing 06 – Proposed Site Plan
- Drawing 07 – Proposed Plans and Elevations
- Tree Report
- Photograph of the former burnt-out garage



Site Photo

Remaining oak posts and beams from original garage frame, concrete slab and dwarf walls partly remain. Removed / burnt hedge and tree line and burnt tree.

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