

Smith End Farm, Smiths End Lane, Barley

25/00545/DOC - Details reserved by Condition 2 (garage door details) of Listed Building Consent 22/00129/LBC granted 23.02.2022

Details of the new garage door(s) shall be submitted to and approved in writing by the Local Planning Authority prior to its/their manufacture and installation. The new door(s) shall only be installed in accordance with the approved details.

The submission below left does not tally with the approved scheme. If I have measured correctly off the approved plans, the garage door opening is actually 4.5m wide not the 2.5m in the submission text. This would make each door 2.25m wide and this was the reason for imposing the condition due to the opening width. Whilst I raise no objection to the image provided, if each door is 2.25m wide, will metal strap hinges be sufficient? For rigidity, would a third (central) hinge need to be incorporated?



The Garage doors will be constructed from vertical timber boards as seen in the picture above. This image is from Nobels Cottage (our next door neighbour) and is also the exact same design as on Awldyke Cottage, next door to that. Ours will look identical to this, painted black, featuring 4 identical large black hinges. Overall the size will be 2.5m wide x 2.1m high approx. The doors will have a central lock and will be manually operated.

