

High Meadows Preston Road Gosmore SG4 7QS

Design & Access & Planning Statement to accompany planning application for a new self contained garage
document no 2408/10 **March 2025**



aerial view of High Meadows.

1. Purpose of this document

The statement accompanies a householder planning application for a new garage to a detached house. This statement describes the proposal in terms of its impact on the building and the setting. This summary is to be read in conjunction with drawings 2408-100 to 105 (inclusive).

2. The property & context

High Meadows is a detached house on the East side of Preston Road. It is a semi rural location, with 1 direct neighbouring house to the North – whose garden wraps around to the East, whilst the Southern boundaries are onto open farmland. The property is not listed nor within a Conservation Area.

The house has been extended several times. The original building dates from 1932, as a 2 storey red brick house with timber floors and a clay plain tile roof. Subsequent extensions have been built in matching or sympathetic materials and styling, and the house has evolved with an interesting 'modelled' form, with staggered walls and mix of pitched roofs with hipped gable features. The extended walls at the rear of the house are finished in render.

The existing garage is a separate small double garage, believed to have been added in 1962, it has rendered walls and a clay tile covered pitched roof. It is situated to the rear of the house and is not highly visible from the street.

However, the existing garage is not in an optimum position for 2 reasons. Firstly, it is not easily accessed given the narrow driveway between the house and the boundary fence. Secondly, the existing position obstructs views from inside the house to the garden and to the open land to the East. It is also not large enough to for the current owners needs, with garden equipment and bicycles for example.

3. Planning History

82/01537/1	granted 30 th Nov 1982	Erection of two storey rear extension
06/02433/1HH	granted 21 st Dec 2006	First floor side extension, roof light to side (south) roof slope, oriel window to first floor rear elevation, single storey rear extension, front porch canopy
22/00542/FPH	granted 10 th May 2022	Single storey rear extension and amendment to windows to side elevation. Replacement of garage pitched roof with flat roof
22/01830/FPH	granted 16 th Sept 2022	Erection of single story rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage
24/00001/FPH	granted 16 th April 2024	Erection of detached garage following demolition of existing garage. Ancillary landscape works
24/1473/S73	granted 22 nd Aug 2024	Variation of condition 2 (revised plans) of planning permission 22/01830/FPH granted 20.09.2022 for Erection of single storey rear extension with rooflights; installation of rear bay window.

4. Use

The property will continue to be used as a single dwelling house.

Area & access

The footprint of the current (extended) house is 128 sq m, & the existing garage footprint is 6.6 deep x 5.5 wide (36 sq m gross)

The proposed garage is 5.9 deep x 8.3 wide (49 sq m gross)

There is no alteration to any access in this proposal. There is currently parking for 4 cars – including the garage space - and this will remain the same.



Preston Road looking South with boundary to High Meadows



Preston Road looking North, with High Meadows visible to the right



garden view looking South, at proposed new garage site



garden view looking South West



garden view looking West



garden view looking North West

5. Pre application & previous approval.

An appraisal was sought in August 2023 (23/01901PREH) to establish the viability of the proposal and to identify any key factors for an application. At that point, the garage footprint was smaller than in this current application. The main concern however, was with the intended relocation of the garage from the rear of the house, to the front. The to the conclusion of the pre-app was that the proposal was likley to be supported, with the report observing reasonable criteria to support its success.

The key issues for consideration are as follows:

- The principle of the development in the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area
- The impact that the proposed would have on the living conditions of neighbouring properties.

On this basis, the application was made and granted permission in case 24/00001/FPH.

The considerations for design and impact are described in the following paragraphs and illustrations.

6. Proposals & Appraisal

The house and garden is currently undergoing extensive renovation and improvement and the existing garage is not considered to be in the optimal position, notably it blights far reaching views from the house looking to the East, is not easily accessible, and is not large enough. The proposal is therefore to demolish the existing garage and build a new slightly larger garage at the front of the property, nearer to the road and the entrance driveway.

As such, this would make the new garage more visible from the public realm, and as such some consideration needs to be given to its appearance. This is with both the impact on views from outside of the site, and in terms of the best setting and material appearance of the new building when viewed within the site and with the host building.

In terms of the impact from outside of the site, the land falls naturally from the street to the house and the site around it, so that the house and driveway are at least 1.5 metres below the street surface. Additionally, the boundary of the site is raised on an embankment and currently has a 1.5 metre high fence. Subsequently, the house and garden are very well concealed from the street and views from neighbouring properties. .

The proposed garage, with a part pitched and part flat roof will be only 90cm higher than the fence. Whilst it will be partly visible from the street and from East facing first floor windows on neighbouring houses, the impact is likely to be minimal – this is demonstrated in the diagram below. The boundary treatment will remain as fencing and hedgerow.

In terms of the appearance within the site, the front of the property will be reorganised to consolidate the parking and garden area forming a courtyard type arrangement in front of the house, with one side formed by the new garage. This will allow planting to be extended over the current driveway and garage alongside the Northern boundary to the house and adjoining property at Woodlands. The new garage position also has a desirable effect on the Southern garden to the houses, shielding it from the street and enclosing this garden to the West.

In terms of material, it is desired that the garage walls will be distinct from the house, with black stained ship-lap type boards. The doors are proposed as naturally stained timber effect. The pitched roof is proposed as plain tiles, to closely resemble the pattern and colour of the house. The roof would be detailed with a deep eave all round, and inseting of the doors within embrasures to give a sense of modelling to the form. The photographic samples below give a representative example of the material qualities of the proposed garage.

Differences from the planning permission

The critical difference between this application is the additional 1.8 metre length of the garage. This increases the floor area by 10.5 sq m. It is also proposed to build a conventional pitched roof instead of the flat 'bonnet type' of the existing permission. This increases the height of the ridge by approx 45cm.

The other difference to point out is the material finish to the external walls (black boards instead of brick), and the timber effect garage doors)



example of similar wall cladding, roof tiles & doors



example of similar wall cladding & doors



example of similar wall cladding & doors



example of similar wall cladding & doors



example of garage form and house setting



example of garage and house setting

7. Demonstrations of volume & visibility



section through site looking North showing the proposed garage profile



West elevation of existing house and garage

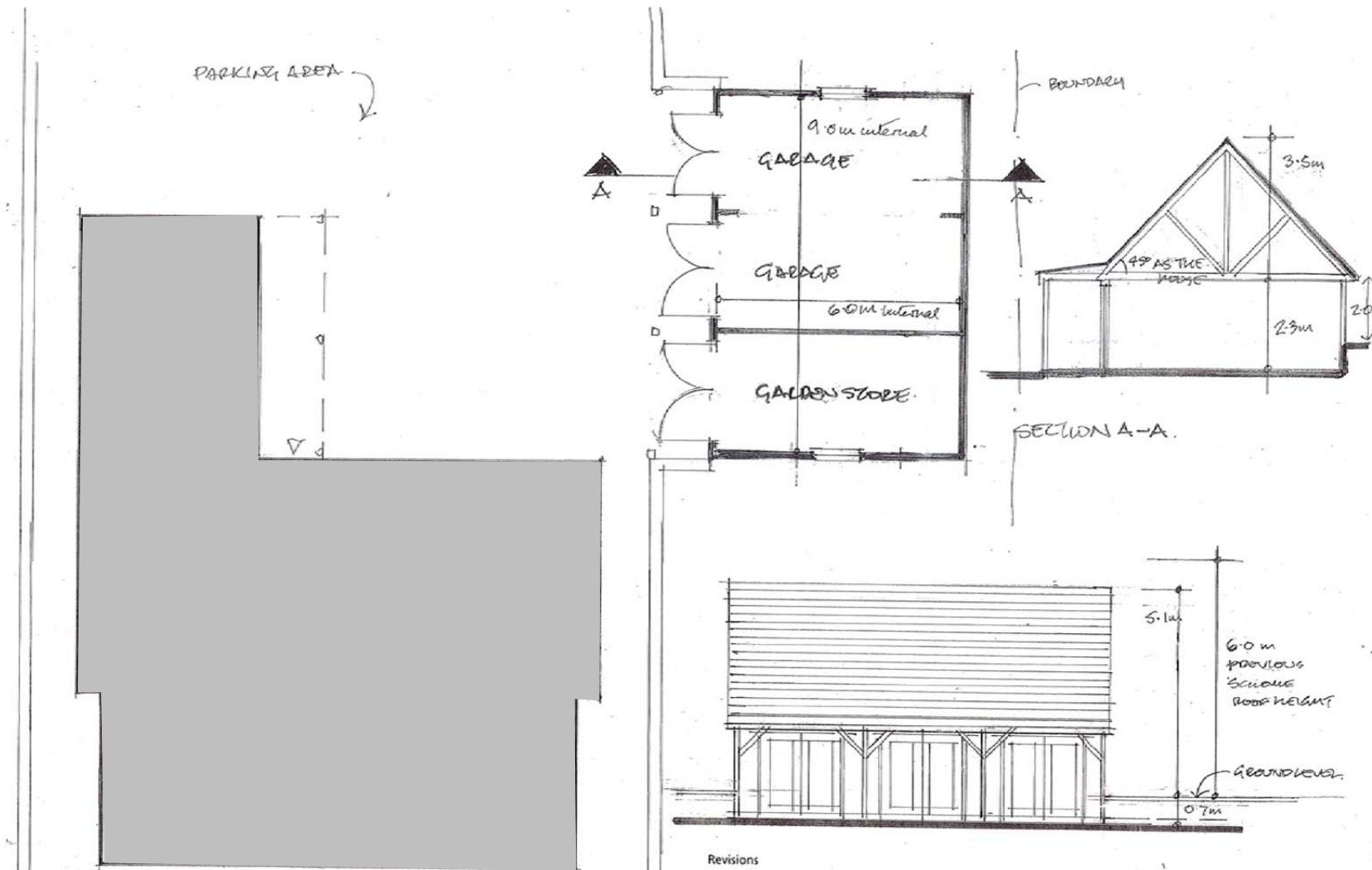


West (street facing) boundary, showing the profile of the proposed garage roof

8. Recent cases of similar development at neighbouring property

Attention is drawn to a similar proposal which was approved by North Herts in case no 21/02867/FPH, on 3rd February 2022. The property – which is known as ‘The Barn’ – is 3 plots away – approx 150 metres – to the Northeast of High Meadows

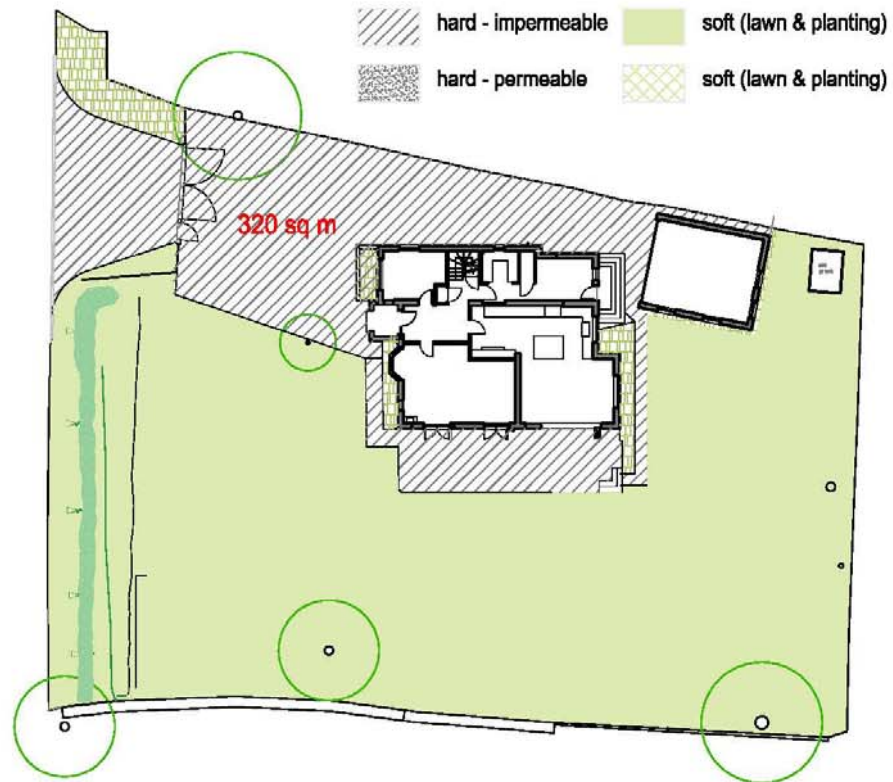
This application was also for a detached garage at the front of the original house. However, in the case of the barn, it is physically larger at 6 metres deep x 9 metres measuring a 54sq m footprint. It is also higher, at 6 metres to the ridge, and is arguably more visible to the highway.



9. Landscape & environmental impact

The garden & landscape will be subject to a re-design and thorough replanting but crucially the ratios of hard and soft landscaped will remain similar, although with a dramatic decrease in non permeable surfacing. All driveways will be finished in a free draining build up with gravel surface laid over a stabilising mesh.

The rainwater from the garage roof shall drain to a soakaway within the garden, as does the existing garage.



AS EXISTING



AS PROPOSED

ratio of hard and soft landscaped land