



Change of Use Application Statement

Garage Conversion

Date: 20/11/24

Project Address: Maran Cottage, 145 High Street, Codicote, SG4 8UB

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Supporting Documentation:

- Location Plan
- Existing and Proposed Drawings

1. Introduction

1.1 Overview of Proposal

This Planning Statement is submitted in support of a Change of Use application to convert the existing rear garage of Maran Cottage, 145 High Street, Codicote, into a functional office and storage space with an integrated WC. The proposal aims to enhance property utility and support modern family needs while preserving the character of the surrounding area.

1.2 Location and Policy Context

Maran Cottage is located within the North Hertfordshire Local Plan's Settlement Boundary (Policy SP2) and is situated on the High Street in the heart of Codicote village. Although not within a conservation area, the proposal aligns with local policy objectives, supporting sustainable development and residential adaptability.

1.3 Purpose of the Statement

This statement outlines the proposed garage conversion and assesses its compliance with national and local planning policies, demonstrating its alignment with sustainable development principles and enhancement of the property for modern family use.

2. Site Location and Description

2.1 Property Location

Maran Cottage, a traditional residential property, is located at 145 High Street, Codicote. The garage sits at the rear of the property, with limited visibility from the front.

2.2 Property Features and Condition

The garage is currently in poor condition, constructed from low-aesthetic grade bricks that do not match the red brick of the original cottage or the newer brickwork of the ground-floor extension. The garage brick traditionally used for unexposed areas, diminishes its aesthetic appeal. To create a cohesive look, this proposal includes black wood cladding for the garage to harmonize with the property and match the planned cladding for the main house extension (Ref: 24/02517/FPH).

Currently, the garage has one front opening for vehicle access and two windows facing the garden. The image below highlights the mismatched bricks among the main house, extension, and garage.



3. Planning History

- **Application No. 74/00492/1:** Approved on 09/07/1974 for an extension to Maran Cottage.
- **Building Regulation Record No. 5419/20/CP:** Installation of a gas-fired boiler, completed on 29/02/2020.

4. Policy Assessment

4.1 National Planning Policy Framework (NPPF)

The NPPF promotes sustainable development, encouraging adaptive re-use of existing structures to support contemporary needs. This proposal aligns with these principles by optimizing an underutilized space for work-from-home needs, which in turn reduces commuting energy consumption.

4.2 North Hertfordshire Local Plan (2011-2031)

The proposal adheres to local policy goals for sustainable residential development, enhancing the functionality of existing structures while preserving the traditional character of Codicote village. Cladding the garage in black wood aligns with local aesthetic norms and complements the surrounding properties' appearance.

5. Proposed Works

5.1 Garage Conversion Details

The rear garage will be converted into an office and storage area with a WC. This addition will provide workspace for modern living, reduce commuting costs, and support the practical needs of current and future families. As modern garages often fail to accommodate vehicles comfortably, this conversion offers an efficient alternative use.

5.2 External Cladding for Unification

The garage and second-story extension (per Ref: 24/02517/FPH) will both be clad in black wood to enhance visual harmony with the property and the village landscape. Cladding the garage not only improves its appearance but also ensures cohesion with the cottage's overall aesthetic. Due to the garage's rear location, the visual impact from the street is minimal.



5.3 Patio Doors, Windows, and Roof

The existing garage opening will be filled with a patio door, and the rear window will be converted to a door for storage access. Both will feature UPVC double-glazed patio doors with astragal bars for a heritage look, consistent with the main property's recent application. Black frames with white openings align with the cottage's window design for uniformity and aesthetic appeal.



The garage structure will remain unchanged in dimensions, maintaining zero additional impact on neighbours. Where possible, the existing roof tiles will be reused, with broken tiles replaced by second-hand matches, supporting sustainable practices.

6. Impact on Streetscape and Surrounding Area

6.1 Visual Impact and Aesthetic Enhancement

Cladding the garage will transform its appearance, positively contributing to the property's aesthetic appeal. The unified look supports Codicote's traditional style, and as the garage has limited visibility from the High Street, its conversion will have minimal streetscape impact.

6.2 Parking and Access Considerations

Maran Cottage retains two parking spaces along the side, ensuring no additional demand on High Street parking.

7. Sustainability and Efficiency

The garage conversion supports sustainable living by reducing the need for off-site workspaces and enhancing energy efficiency with modern insulation, lighting, and fixtures. This ensures an environmentally responsible and comfortable workspace.

8. Conclusion

8.1 Summary of Compliance with Policy

The proposal aligns with both the NPPF and the North Hertfordshire Local Plan, fulfilling sustainability and design requirements while enhancing the property's utility.

8.2 Contribution to Local Character

Maran Cottage maintains its village character with black wood cladding, adding traditional appeal consistent with neighbouring properties.

8.3 Request for Planning Permission

Considering the proposal's alignment with policy, positive functional and aesthetic impact, and contribution to sustainable family living, it is respectfully requested that planning permission be granted.