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PLANNING STATEMENT

March 2026

INTRODUCTION

This Statement is in support of a Householder Planning application for works within the curtilage of a Listed Building.

The application seeks approval to refurbish and convert a garage and store outbuilding to ancillary studio accommodation.

It also seeks approval for the erection of a timber framed car port and garden store.

The application is a re-submission of applications PL/2026/01889 and PL/2026/02910

HERITAGE STATEMENT

See attached

PROPOSAL

The proposal is to refurbish the garage outbuilding to form ancillary residential accommodation and to bring it up to current Building Regulations standards.

The new car port will be traditional timber framed with weatherboard cladding and clay tile roof to match existing. Optional solar panels to the south-west elevation to be integrated to MCSS012 certification

DESIGN AND ACCESS

The existing outbuilding will be refurbished with materials and construction to match existing.

The car port and garden store is a typical timber frame construction suitable for the setting and grouping of the existing outbuildings.

ACCESS

Access will comply with Building Regulation Part M and the existing vehicle access is unaffected.

PROTECTED SPECIES

See attached Bat Survey.

We are waiting results of an emergence survey carried out by Aluco on the 25th June. They have reported verbally that no bats were detected using/coming from the building

HIGHWAYS

The previous application raised an issue with Highways in respect of ownership. We have included a copy of the applicant's deeds map issued by WCC following a property search in 1995 ref. 5/516/95.