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2nd November 2009

Dear Sir,

Supporting Information- Proposed Replacement Garage, Square Meadow Farm, Ash Bank Road, Werrington.

Planning permission was approved for a replacement dwelling at Square Meadow Farm in November 2004, subject to conditions, one of which Condition 3 removed permitted development rights for extensions and ancillary buildings within the domestic curtilage. The existing garage was a part of the original development at Square Meadow Farm and was at one time used partly in connection with the milk retail business. Since the construction of a new commercial building for this business it has been used for domestic purposes, but was severely affected by a fire in late 2008 such it is now in need of replacement.

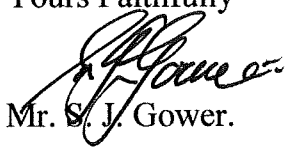
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As can be seen from the submitted plans the footprint of the existing garage & store, some 88 sq. metres, is little different to that which is now proposed, comprising a garage and garden store (90 sq. metres). In terms of impact on the amenities of the Green Belt and the landscape generally, it is contended that there is little change which is material in planning terms, the addition of a pitched roof being more acceptable in terms of the Council's guidance than a flat roof design. The new building would be sited more to the rear of the curtilage than the exiting garage but this would give a much improved relationship with the main property. It would still be seen as part of the complex of buildings at Square Meadow Farm against the fairly steeply sloping land to the rear.

It is argued therefore that the effect on the amenities of the Green Belt would not change to any significant degree as the size of the replacement building is

not materially different, and similarly, the altered siting within the curtilage would have little or no impact on the landscape in the locality.

Yours Faithfully



Mr. S. J. Gower.