

Site Analysis

The site is rural in character and is set on a sloping site with much of the building concealed by the topography and landscaping. The garage is between the barn and the highway but is set at a lower ground level than the adjacent road and is partially obscured from view.



The property is nestled on a sloping site that conceals parts of it from the highway.



The setting is rural in character.

Existing Buildings

The existing buildings on the site comprise the converted part single/part two-storey stone barn with attached double garage built in blockwork with a rendered finish and stone quoins. The windows are timber-framed double glazed, with a blue slate pitched roof throughout. The property is in a good state of repair.

The existing garage has two doors with a central pier. The openings are too narrow to fit wider modern vehicles. The function as a garage is therefore redundant despite the interior space being of sufficient size to accommodate a vehicle.



The existing garage is set partially into the sloping site against a neighbour's driveway.



The door openings are too narrow for modern vehicles to manoeuvre in and out of the garage.

Planning History

Planning Approval Ref: SMD/1998/0279

Approved 26 August 1998

Planning consent was granted for change of use/conversion of the barn to form a dwelling. Permitted development rights were removed. The proposals were implemented.

Planning Approval Ref: SMD/2013/1103

Approved 02 January 2014

Planning consent was granted for the installation of 2no flues.
The proposals were implemented.

Current Application

This application seeks planning approval for the removal of the central pier to the double garage so the two separate doors can be replaced with a single wide opening to enable the garage to be used for modern vehicles.

The proposal is an improvement to the existing approved scheme as part of the original conversion as it simplifies the appearance of the garage.

Design Process - Proposals

Proposals

The proposal is to change two separate narrow garage doors to a single opening allowing access for modern vehicles.

Amount of Development

No increase in floorspace is proposed as the development is for elevation changes only.

Layout

No changes to the layout are proposed.

Scale

No change to the scale of the property is proposed.

Landscaping

No change to the existing landscape is proposed.

Appearance

Changing two garage doors with a central pier to a single vertical boarded timber garage door will not significantly alter the appearance of the property. It will however simplify the appearance of the garage making it less prominent.

Use

No change of use is proposed.

Impact on the Green Belt/ Open Countryside

No increase in floorspace is proposed. There is no impact on the green belt or open countryside.

Sustainable Development

Paragraph 11 of the 2021 NPPF states that "At the heart of the Framework is a **presumption in favour of sustainable development**."

Policy MP1 of Cheshire East Local Plan (July 2017) also states a "Presumption in Favour of Sustainable Development".

Hayes and Partners have signed the UK Architects Declare pledge to act against the twin crises of climate breakdown and biodiversity loss. Buildings and construction play a major part, accounting for nearly 40% of energy-related carbon dioxide (CO2) emissions.

We have pledged to

- Upgrade existing buildings for extended use as a more carbon-efficient alternative to demolition and new build whenever there is a viable choice.
- Collaborate with engineers, contractors and clients to further reduce construction waste.
- Minimise wasteful use of resources in architecture and urban planning, both in quantum and in detail.

Measures taken to introduce sustainable elements into the design are as follows:

- Re-use of an existing building.

Access

Existing Access

The vehicle access from the highway has a five bar gate set back from the road leading to a gravel drive which provides parking for several vehicles and direct access to the double garage. There is a turning head provided along the driveway.

Proposed Access

No change to the existing access arrangements is proposed.

The proposals comply with requirements set out in Part M of the building regulations.

Supporting Information

Trees

No trees or hedges will be affected by the proposals.

Note

Should the case officer be in any doubt, we request that we be given the courtesy of being contacted in a timely fashion to enable us to submit a response before the application is determined.