

ALTERATIONS TO EXISTING GARAGE

**150 Bagnall Road
Milton
Stoke on Trent
Staffordshire
ST2 7LW
for
Mr I Millington**

**RETROSPECTIVE PLANNING APPLICATION
PLANNING JUSTIFICATION DOCUMENT**

January 2022

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Background

The property 150 Bagnall Road Milton has been the home of the Millington family since it was built by Mr Mervyn Millington in the 1960s. At the same time as building the bungalow, a garage was built at the bottom of the garden, with a concrete drive laid to provide vehicle access.

Garage Use

Over the last 60 years the garage has had many different uses, from the housing of cattle in the 60's, to the secure storage of building equipment, mixers, tools, etc in connection with Mr M Millington's building business, during the 70's and 80s.

Over the last 30 years, the garage has been used as a workshop and for the storage of tools and equipment used to maintain the family's classic cars, as well as a dry store for fodder for the horses, which occupy the adjoining land.

The garage proposal is set in the middle of a group of outbuildings used for storage purposes.

Refurbishment

During 2020 it was decided to refurbish the garage for the following reasons:

Fodder For The Horses

Over the years the roof had begun to leak causing damp on the interior walls and floor. The damp created a problem with the storage of horse feed and the well-being of the horses became a concern.

Security

The door to the garage had become insecure. This had become a concern due to the value of the tools and equipment stored.

Vermin

A recent influx of mice and rats has presented a threat to both the horse feed and the other items stored. It became obvious that having the horse feed attracted the mice and without a vermin proof structure the problem would persist. This would lead to further damage, potentially to the vehicles in the adjoining garages.

Additional Requirements.

As commercial straw bales grow larger, it was decided that in the future, we may have a requirement to purchase a small tractor and trailer. Both the tractor and trailer would need to be kept secure under lock and key, due to the increase in rural crime.

In addition, space for the storage of two recently acquired vintage vehicles, a 1937 Austin Seven and 1987 TVR 350i, would also be required.

Current Situation

Old Structure

Brickwork

It was considered that although 60 years old the existing brickwork was sound so the side and rear walls have been maintained, resulting in no increase in width or height.

Roof

The old roof was removed along with the supporting timbers, which were showing signs of age.

New Structure

Brickwork

The existing side walls have been extended over the drive by 5.0metres,
The brickwork was not raised at the eaves, resulting in no increase in roof height at either eaves or ridge.

Internal walls

The internal walls have been internally lined with concrete block to improve the issue with damp and prevention of condensation. This will also reduce the energy required to heat the building, if required, making the building more efficient.

Roof

The roof has been replaced with steel insulated panels, supported by Z purlins. The external colour was chosen to match the surrounding environment, as well as to match the roofs of the garages that adjoin to it. The insulated sheets should help to reduce the damp and condensation, as well as reduce the energy needed to heat the building, if required.

Floor

A new concrete floor has been laid with a damp proof membrane, further reducing the damp within the building.

Use Going Forward

The use of this building will not change from that of its use over the last 60 years. Its primary use will be the secure:

- Storage of Classic Cars owned by the family and basic servicing.
- Storage of feed for the horses.
- Storage of tack saddles etc.
- Storage of a small tractor and trailer if required in the future.

The use of this building is for domestic/ workshop/ agricultural/equestrian purposes and will not have any commercial element. It will be used for the same purpose as it has been before.