

## DESIGN & HERITAGE STATEMENT

**DATE :** 12 January 2025

**PROJECT :**

Elm Tree House, Crown Street, Cockermouth

Demolition of existing flat roof garage block and construction of new garage, store and car port

**APPLICANT :** Mr & Mrs Hewer

**PLANNING HISTORY:**

This is a resubmission following a similar application HOU/2022/0082 for a garage and annex.

The previous application was withdrawn after discussion with the planning officers who were happy with the principle of the proposal but requested that it be reduced in size. The planning officers comments are shown below.

"Although the council do not object to the principle of annexed accommodation, the current proposal is considered unacceptable due to its scale and massing. A single storey garage with a small storage area in the roof space would be accepted at a much lower height and a slate roof. It is considered that there is sufficient curtilage space in order to erect alternative single storey annexed accommodation within the existing garden that would create a less adverse impact on amenity."

This application deals with the concerns raised and also removes the annex part of the proposal which reduces the required roof space.



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### PROPOSAL

This revised proposal is to remove a flat roof triple garage block in the curtilage of Elm Tree House. It is set within a walled rear garden area which is accessed from the private lane to Curwen Grove beyond. At 485sq.m it is a generous garden given its town centre location and has ample space for vehicle parking and turning. The existing garages are used mainly used as general storage rather than to house vehicles but the proposal will be more suited to accommodating vehicles.

The proposal is to remove the existing building which is concrete panel construction with a flat roof and replace it with a new double garage block in the same location but of a smaller footprint enabling space for a car port to one side.

The double garage will have a slate pitched roof which allow for some storage/office space in the roof space.

The car port will be a lower structure formed from timber posts and beams with a grey fibreglass flat roof system. It will be built off screw piles to avoid damage to the silver birch tree adjacent to the site.

Windows are positioned so that they do not overlook other properties with the main windows facing into the existing garden from which it will be accessed.

Due to its position of the proposal, to the north of no.1 Curwen Grove, there will be no loss of light or over shadowing caused on the adjacent property.

### CONSERVATION & HERITAGE

The site does not represent an important street frontage in the conservation area.

The existing building has no merit in terms of heritage or the conservation area. The proposed building will be constructed of appropriate materials to fit in with the surrounding properties with slate roof and rendered walls. The adjacent silver birch tree will be retained and protected and the low car port area will be mainly hidden by the existing boundary walls and tree screening.

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### TREES

There is one silver birch tree adjacent to the site which is close to the existing garage and boundary wall. For the purpose of this proposal it is to be retained. There are some overhanging limbs which need to be cut back.

The new garage foundations will be designed to protect the tree. Excavations will not extend beyond the footprint of the existing concrete floor slab.

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