

Proposed Construction of a New Garage

50 Burton End, Haverhill, CB9 9LR

This document outlines the proposed construction of a new detached garage at 50 Burton End, Haverhill, CB9 9LR, designed to meet the practical needs of the property while ensuring harmony with the existing built environment and minimising impacts on neighbouring amenities. The proposal has been carefully developed to align with local planning policies, reflect the architectural character of the area, and address site-specific challenges such as the sloping driveway.

The garage will be a single-storey structure positioned on the existing driveway, taking inspiration from the design and proportions of the existing garage at 70 Burton End, which is a well-established feature within the neighbourhood. This intentional replication ensures consistency with the local aesthetic, maintaining the visual continuity of Burton End. The materials selected for the garage, including brickwork, roofing, and finishes, will closely match those of the main dwelling to create a cohesive appearance. This approach not only respects the existing character of the area but also reinforces the garage's integration into the streetscape.

A key consideration in the design is the sloping nature of the driveway. To ensure the garage remains proportionate and visually unobtrusive, its height has been carefully calibrated to align with the ground floor window level of the main property. This design choice ensures that the garage will not overshadow or obstruct natural light to neighbouring properties, addressing potential concerns regarding amenity impacts.

The proposal has been developed in full compliance with the West Suffolk Council Local Plan, particularly policies related to design, scale, and neighbour amenity. The design adheres to Policy DM2 (Design and Character) by replicating the established architectural style of the area, as demonstrated by the garage at 70 Burton End. Compliance with Policy DM3 (Scale and Height) is achieved through the careful reduction of the garage's height to prevent dominance over neighbouring properties. Additionally, Policy DM4 (Impact on Amenity) is satisfied, as the proposal ensures no loss of light, privacy, or outlook to adjacent homes. The absence of windows in the garage further safeguards neighbour privacy.

The functional justification for the garage is clear: it will provide secure off-street parking and additional storage space, addressing the practical requirements of the household. The precedent set by 70 Burton End reinforces the acceptability of such structures within the local context, supporting the proposal's alignment with community standards.

Technical considerations have been integral to the planning process. Surface water drainage will be managed in accordance with local regulations, with measures implemented to prevent runoff or flooding. While specific drainage solutions will be finalised in consultation with the local planning authority, the proposal commits to adopting a system that ensures responsible water management. Access to the site is facilitated by the existing long driveway, which provides ample space for vehicle manoeuvring without obstructing the public highway. The driveway's length and layout have been assessed to ensure continued functionality post-construction.

Construction will be undertaken with a focus on minimising disruption to the local community. The project is anticipated to take approximately 4-6 weeks, with work hours confined to standard daytime periods to avoid noise disturbances. Delivery of materials will be scheduled to avoid peak traffic times, and all construction waste will be disposed of responsibly through licensed providers. We are committed to maintaining open communication with neighbours throughout the process to address any concerns promptly.

In summary, this proposal represents a balanced and considerate approach to enhancing the functionality of 50 Burton End while preserving the aesthetic and environmental qualities of the area. The design draws on local precedents, adheres to planning policies, and incorporates practical solutions to site-specific challenges, such as the sloping driveway. By prioritising neighbour amenity and visual harmony, the proposal underscores the applicant's commitment to responsible development.

Supporting documents, including detailed site plans (Drawing No. BEH-S-01), elevation drawings (Drawing No. BEH-S-02), and additional technical specifications, are provided to illustrate the proposal comprehensively. These documents have been prepared for planning application purposes and will be subject to final approval by the local authority.