

06/01856/FUL

**ERECTION OF DETACHED GARAGE
AT The Walnuts, Timpson Lane, Clifton Reynes
FOR Mr Paul Wrigglesworth**

INTRODUCTION

The Walnuts is a detached house located within the settlement limits of Clifton Reynes and served by a narrow shared private drive known as Timpsons Lane. The house itself is within the Clifton Reynes Conservation Area but the currently proposed garage is outside.

Permission was granted under reference No. 01/00813/FUL for house extensions and the erection of a detached double garage on this site. During construction, it became evident that the eaves level of the garage was being increased from 2.4m to 3.2m and the ridge level from 4.1m to 5.8m, thereby incorporating a storage room in the roof space. Work has currently ceased at the stage where the, (as yet) un-rendered walls have been built up to eaves level and the roof trusses are in place.

MAIN ISSUES

Whether or not the proposed garage would be unacceptably harmful to the amenities of nearby residential properties, detract from the appearance of the area or fail to preserve or enhance the character and appearance of the adjacent Conservation Area, contrary to Policies D1, D2 and HE6 of the Local Plan.

CONSULTATIONS AND REPRESENTATIONS

There are no objections by the Highways Officer or the Design and Conservation Officer.

The Parish Council have objected to the application on the grounds that the proposed garage is too tall and dominates the plot making Timpson Lane claustrophobic, that several extensions to the property have made it larger than original and that a proposed window would take away privacy.

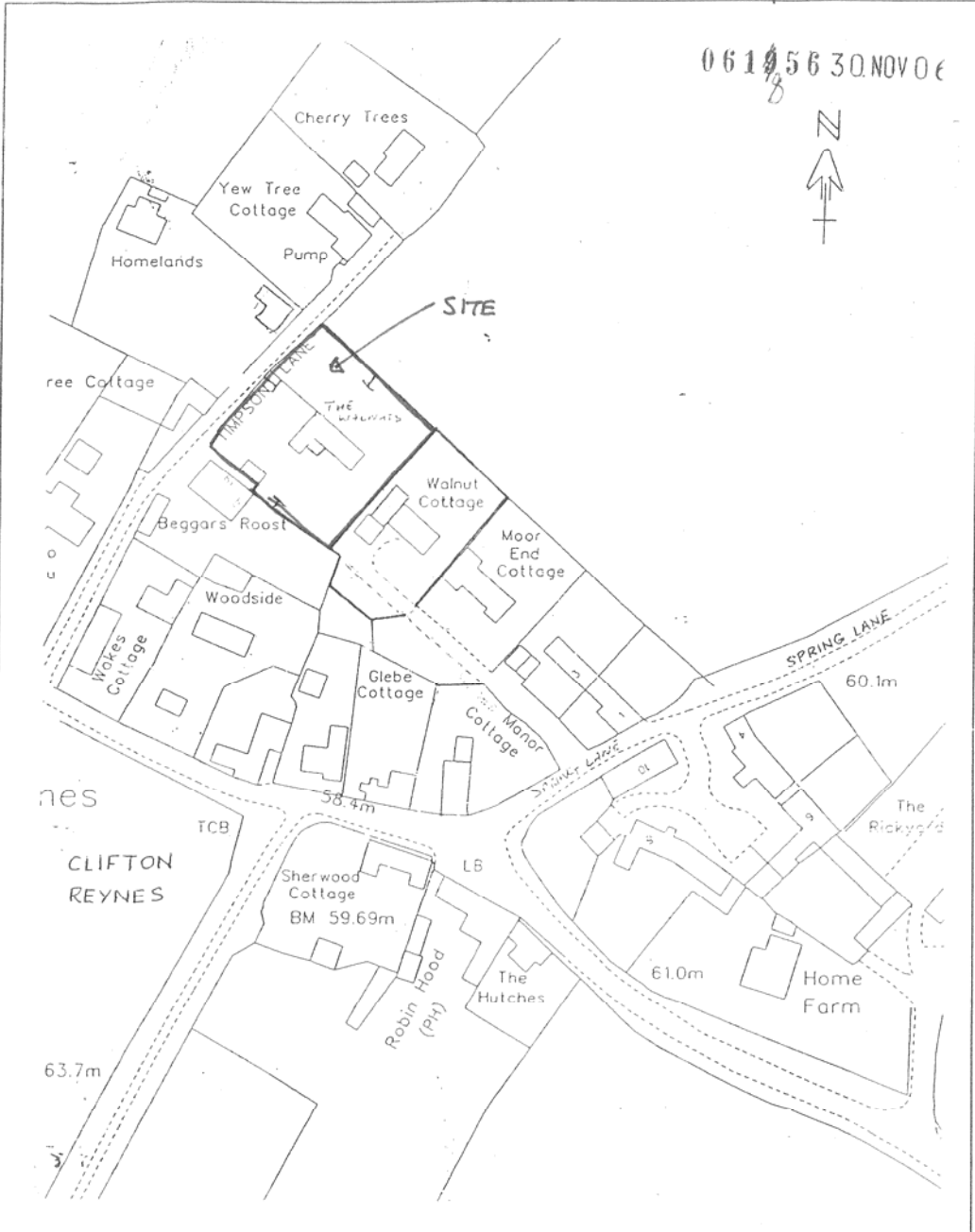
Three letters have been received from the occupiers of nearby properties objecting on the grounds of excessive visual impact upon the area, the need to cut back an overhanging tree and loss of privacy from a proposed window in a gable end.

CONSIDERATIONS

It is not considered that the proposed garage would have an unacceptable impact upon the character and appearance of Timpson Lane which is characterised by a variety of buildings at differing distances from the edge of the carriageway. The Design and Conservation Officer has no objections to

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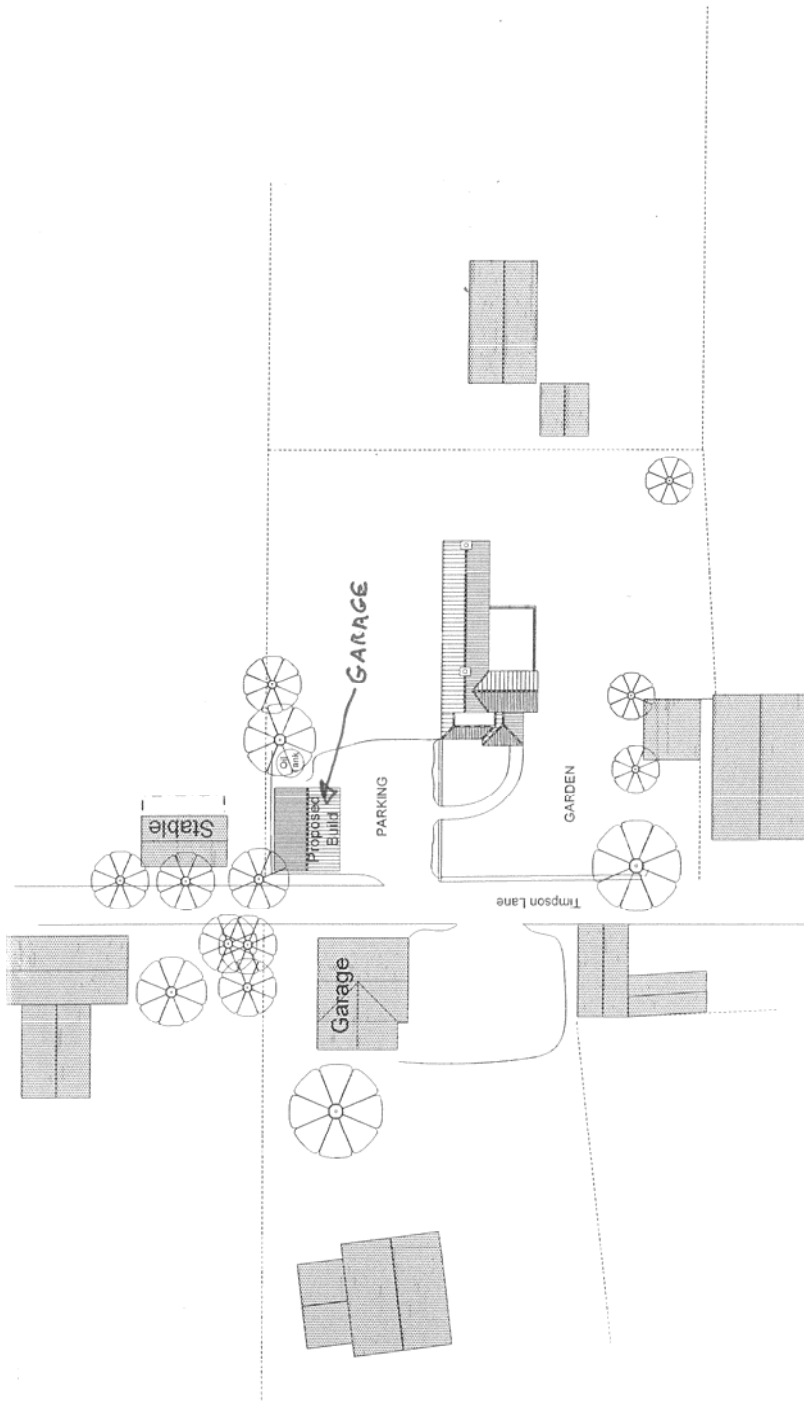
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The Walnuts Clifton Reynes Bucks MK46 5DT	Drawing		LOCATION PLAN	
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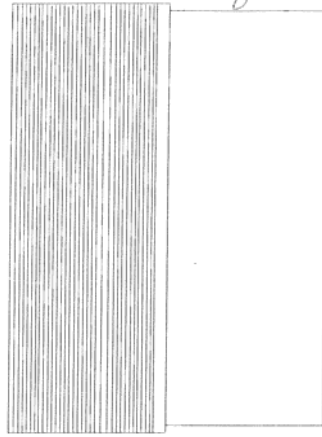
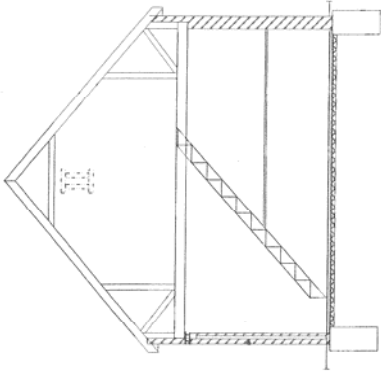


Mr P WRIGGLESWORTH THE WALNUTS, TIMPSON LANE, CLIFTON REYNES OLNEY, BUCKS, MK46 5DT	
TEL No 01234 742278	DR No 211B1
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07/11/06	
PROPOSED BLOCK PLAN	

BLOCK PLAN

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REAR ELEVATION

Mr P WRIGGLESWORTH
THE WALNUTS, TIMPSON LANE, CLIFTON REYNES
OLNEY, BUCKS, MK46 5DT

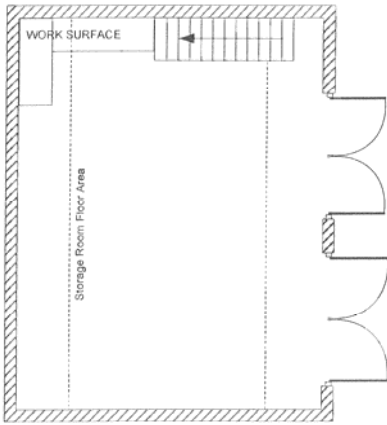
TEL 01234 712278

DR No 219B1

PROPOSED GARAGE
ELEVATIONS, ROOF &
FLOOR PLAN

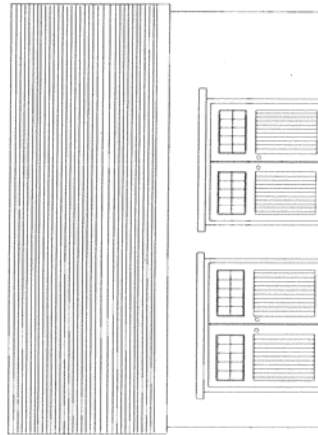
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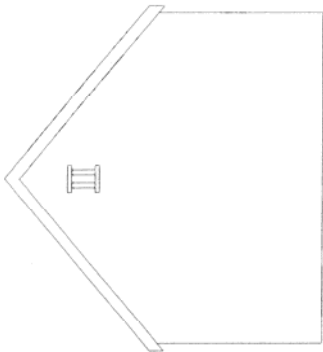


WALL

200mm solid Durox Supabloc block work
with painted waterproof rendered to match
surrounding buildings.



FRONT ELEVATION



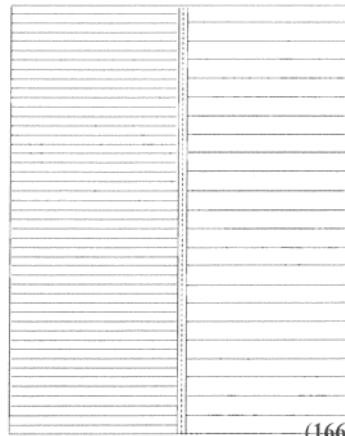
ROOF TILES

Redland plain rustic red roof tiles to match
existing house, roof pitch 40deg with 100mm
overlap on tiles.

38mm x 25mm tiling battens.
Breathable roofing underlay.

ROOF STRUCTURE

Designed roof trusses.
Wall plates strapped to wall at 2000 c/s



ROOF PLAN

the application. The proposal is not felt to be detrimental to the amenities of nearby residential properties provided that conditions are imposed to omit the proposed gable window and to prevent future windows being installed in the elevation facing Timpsons Lane.

RECOMMENDATION

It is recommended that permission be granted subject to conditions relating to materials, use, omission of window and restriction on future windows.