

OBJECTION from Grange Association

17 February 2025

We have reviewed planning application [25/00358/FUL](#) and submit this objection concerning two matters:

- The material proposed for the roof of the art studio; and
- The retention of a vehicle hard standing area, after blocking up of the garage, that is too short and which threatens to block the footway with overhanging vehicles.

Roof material

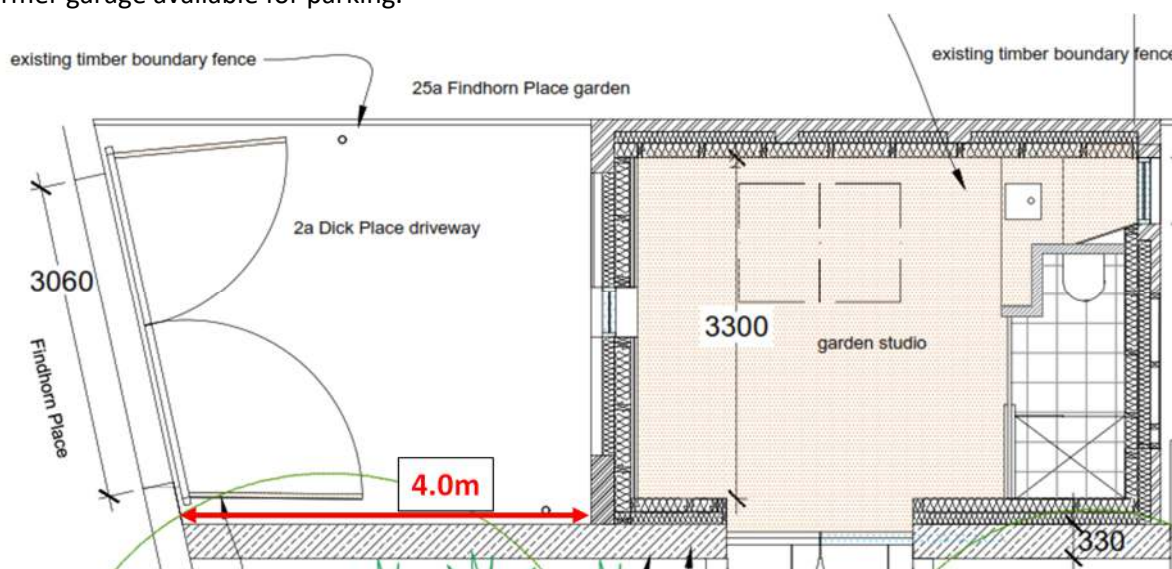
The elevation drawings submitted with the application specify the roof for the new art studio to be “*sinusoidal grey steel sheet*”. This is likely to have the appearance of corrugated iron and is not compatible with materials traditionally used in the conservation area. It would not enhance the setting of the listed building. The Council’s consultation draft “[Listed Buildings and Conservation Areas \(2024\)](#) (page 25) notes:

*“Where new development within the grounds of a listed building is acceptable, the siting, design, scale, form, density **and materials** should be sympathetic to the listed building, including ancillary buildings.”*

We therefore request that the applicant be requested to amend the proposals to include a slate roof for the art studio.

Driveway too short

The proposals include the blocking up of the garage, leaving just the hardstanding in front of the former garage available for parking.



The remaining driveway will be only 4.0m long on its shorter side. This is shorter than most modern cars. The Council's consultation draft [Guidance for Householders \(2024\)](#) (page 12) notes that a new driveway must be a:

"Minimum of six metres deep".

The removal of the garage and the fitting of the new external gates demonstrate that the proposal is for a new vehicle parking area (replacing the parking that was available in the garage) and the application should be assessed as such.

We request that the applicant be requested either:

- to shorten the proposed art studio by 2m to enable the hard-standing to be lengthened to 6m to comply with the minimum standard in the Guidance for Householders; or
- to delete the hard-standing from the proposal and block up the former vehicle access from the street with matching stonework.

In the absence of either of those changes, we request that the application be refused.

Grange Association
17 February 2025