Meadows Farm – Garage
Support Statement

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This application relates to the existing garage that has been maintained and renovated over the past three years.

The building has an established use since 1977 that is not disputed, being confirmed by Mike Green of the Planning department on 5th March 2010 by email.

The footprint remains unchanged as can be seen from the site plan and survey drawn up in 2005, this also being the date of the as original photographs submitted, there has been on going maintenance work on the site from that time.

In 2010-11 the approved extension to the house was completed as per the planning permission.

In the gales of 2010 the corrugated metal roof blew off and it was replaced using blue slate to match the adjacent house. On the removal of the shrubbery that was growing on the east wall

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part of the outer skin collapsed but this was rebuilt as existing, some under pinning was also required and these new foundations were added.

With the replacement of the roof and the making good of walls the metal cladding on the north wall was visually not acceptable so was replaced with timber. This is a material that the planning officer was proposing to be used on the adjacent barn.

The works to this building have taken place with consultation with the authority as can be seen from the emails going back to March 2010 when the status of the building as an existing domestic garage was confirmed by the planning authority.

We have also taken legal advise and I enclose a copy of a letter from 'Miles Planning Solicitors' that states the law in this case and the associated case law which clearly supports this application.