

Agenda Item 10

23 Greygoose Park, Harlow, Essex, CM19 4JL

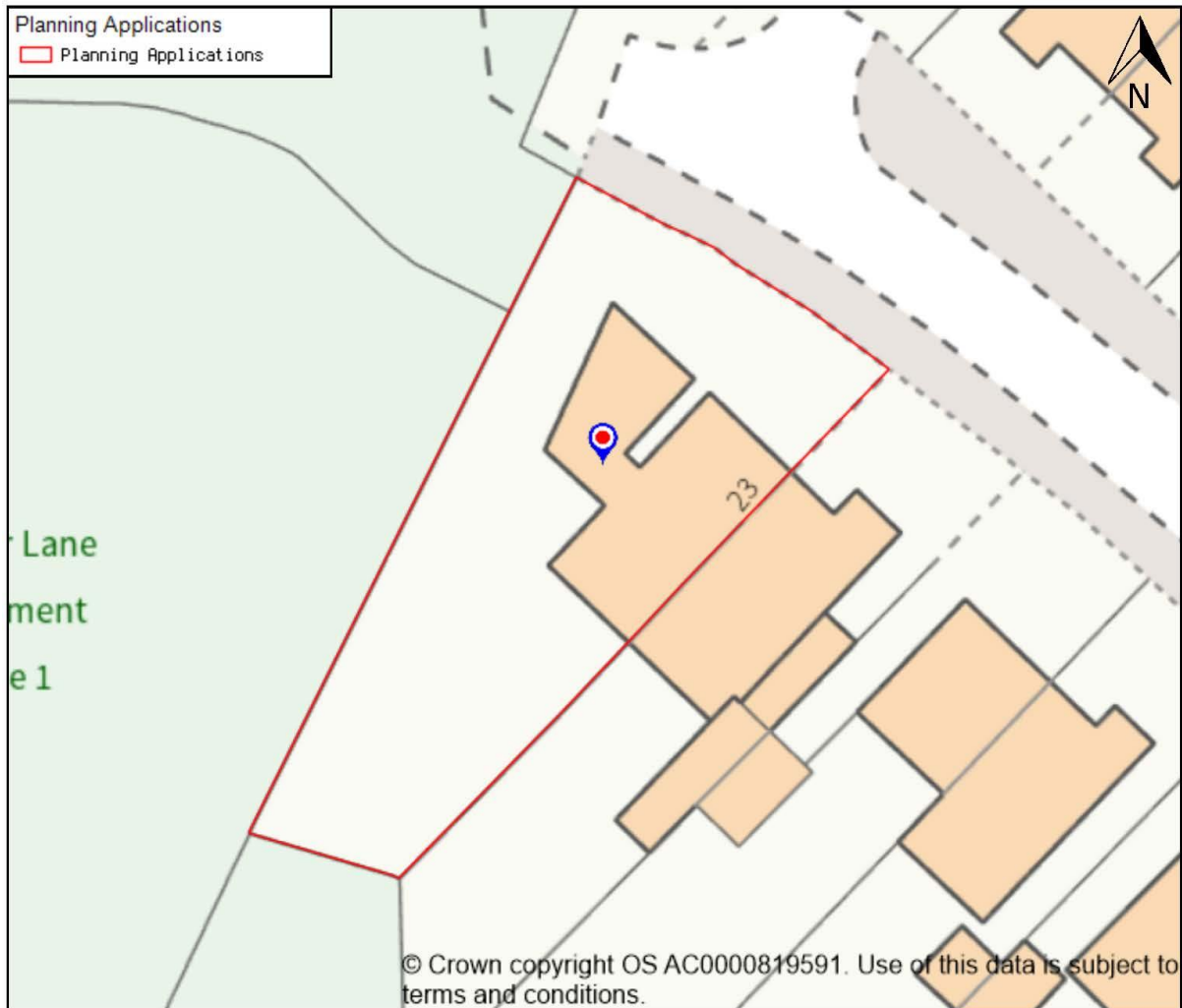
Application Reference: HW/HSE/25/00151

Proposed brick garage door infill with windows, brick infill to side passageway, change of cladding to front elevation, proposed porch and garage side access door

Application Details

- Infill side extension between the garage and dwelling
- New front elevation cladding
- Replacement of the existing garage door for two windows and a new side access door
- New front porch

Location Plan



Aerial Image

Site



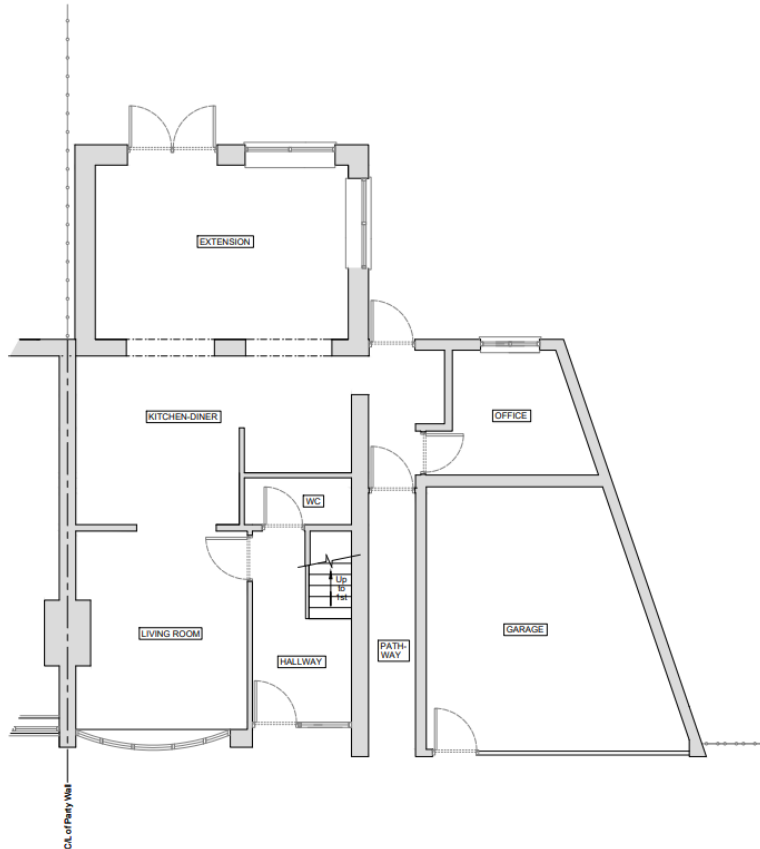
Site Photos – Street Views



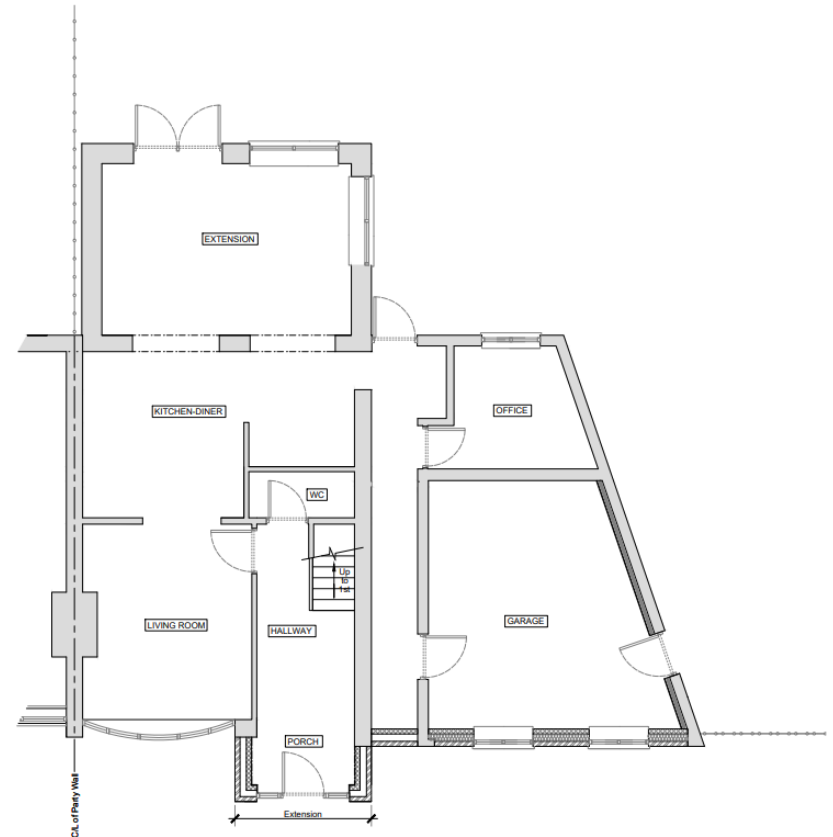
Site Photos – Front and Rear Elevations



Ground Floor Plans

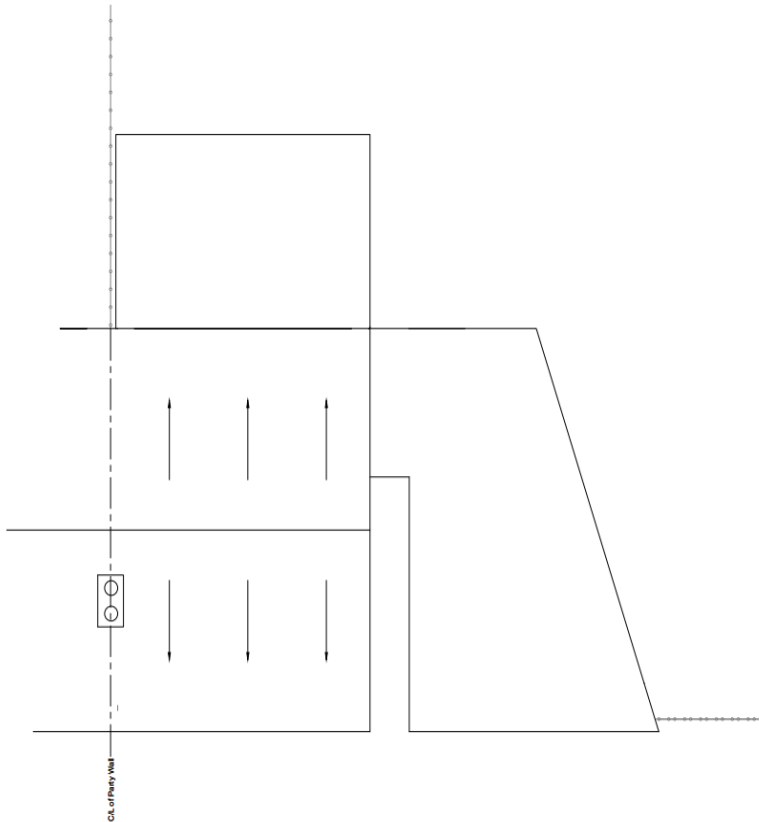


Existing Ground Floor

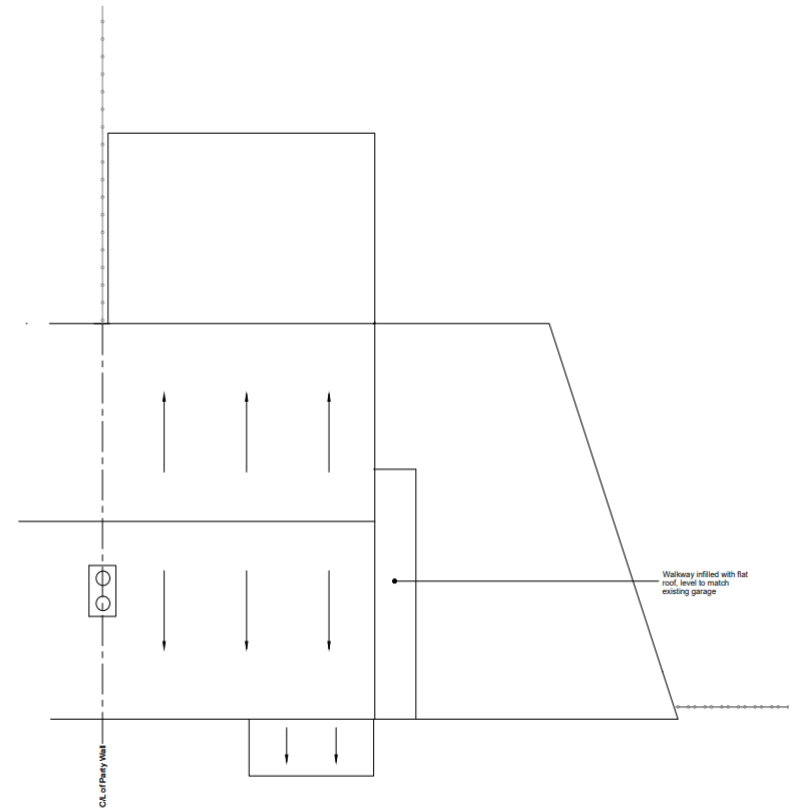


Proposed Ground Floor

Roof Plans

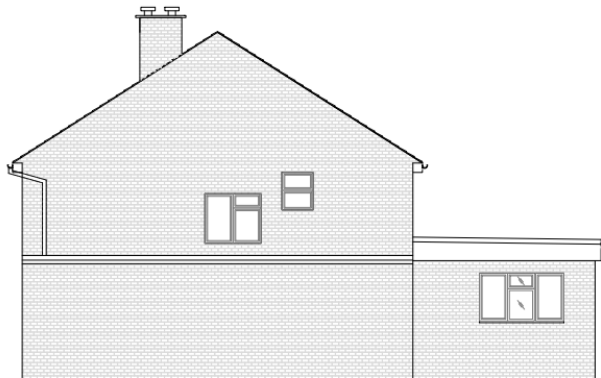
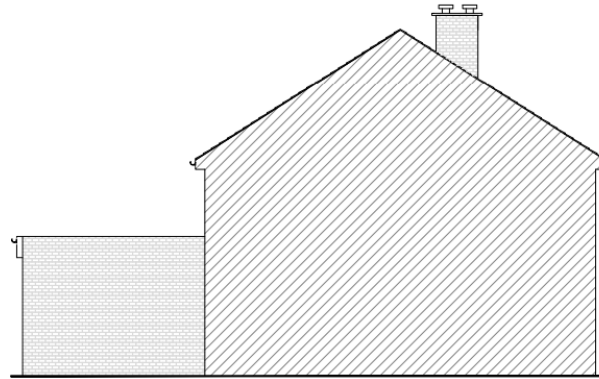


Existing Roof



Proposed Roof

Existing Elevations



Proposed Elevations



Key Issues

The key planning matters are:

- Character & Appearance

Appropriate scale, bulk, design and massing

- Residential Amenity

Would not result in unacceptable loss of light, outlook or visually overbearing impact on neighbouring amenity, or overlooking or loss of privacy concerns

- Highways and Parking

Loss of garage, but site benefits from a dropped kerb and generously sized front curtilage parking

Availability of privately owned garages and front drives, and public off-street parking with no restrictions

Sustainable location

Recommendation

Grant planning permission subject to the conditions outlined in the report, namely:

1. Time limit – three years
2. Construction Hours
3. Approved Plans