

G A Neill
37 Coggeshall Road
Earls Colne
Essex CO6 2JR

APPLICATION NO: 20/00061/HH

DESCRIPTION: Demolition of an existing carport, garage and link building and the erection of a new two storey extension and detached carport.

LOCATION: 37 Coggeshall Road, Earls Colne, Essex CO6 2JR

Written Statement

We have taken advice from Braintree District Council and supplied new drawings which comply with the requirements set out by the council.

The Parish Council is objecting as members of this council believe that the site is over developed, they are also unhappy with 'the positioning of the carport to the front of the property'. The council recently granted permission for a large extension to No. 35 Coggeshall Road, far larger than the extension we are proposing. Our property has ample room to the front for landscaping and parking, and there are many properties with carports, on much smaller footprints, along the Coggeshall Road. Further, the Parish Council is concerned about the impact on the 'street scene'. Coggeshall Road is an eclectic mix of housing, there is very little uniformity. The road is a mix of modern and older properties of all shapes and sizes. Craigmere was built in the 1920s and is a 'mock' Tudor property. The changes made to the appearance of the front of the property are exactly as requested by Braintree District Council and complement the existing building.

Further, the Parish Council is concerned the extension will be used for private hire or holiday let. The extension is being built for our daughter and her partner to live in. She has lived in the annexe for several years and pays a separate council tax. The extension will allow more space for her to live and raise a family. It will allow for a light spacious first floor bedroom and a modern open plan kitchen. The annexe is clearly linked to the main house, both on the outside and the inside. It would be impossible for it to be used for private hire or holiday let without impacting on the privacy of both those in the main house and the annexe. They are not separate buildings. There has never been any intention to allow our property to be used in this way. There is every intention that we will live in this property as a family, with the benefits that a multigenerational household can bring.

We have supplied extensive professional plans of our property and the land around it. We have complied with the requested changes. We have supplied further photographs as requested. The annexe is already there, the changes will only improve a building in need of a complete renovation.