

## **Friars Gate Application - 20/00033/FUL**

The proposed application is within the Freshford and Sharpstone conservation area. The application is to replace the existing single garage (see below picture) with a 6 x 6M timber clad double garage with pitched roof. The proposed roof coverings are slate and the height of roof line is not mentioned in the application, although there will be an increase in the pitch and ridge height in order for to comply with current building regulations.

As you can see from the screenshot, a tarmac parking area already exists in front of the garage and remains tarmac in the proposed application. There is a sycamore tree in the adjoining field which sits to the rear of the garage and from what I can see, this will not be effected. Having visited the site the proposed garage should not obstruct any views from any of the surrounding properties.

At time of writing there is one comment on the BANES website which suggests that materials used for the walls should be built with rubble stone to match the surrounding properties and that other properties would have views substantially blocked. It also mentions the trees in the adjoining land that are in falling distance of the proposed garage although this is also applicable to the existing garage.

There is no mention of actual materials used for the timber cladding and also no mention of material or style/type of garage doors. I recommend that the Freshford PC comment only given the lack of the latter information.

