

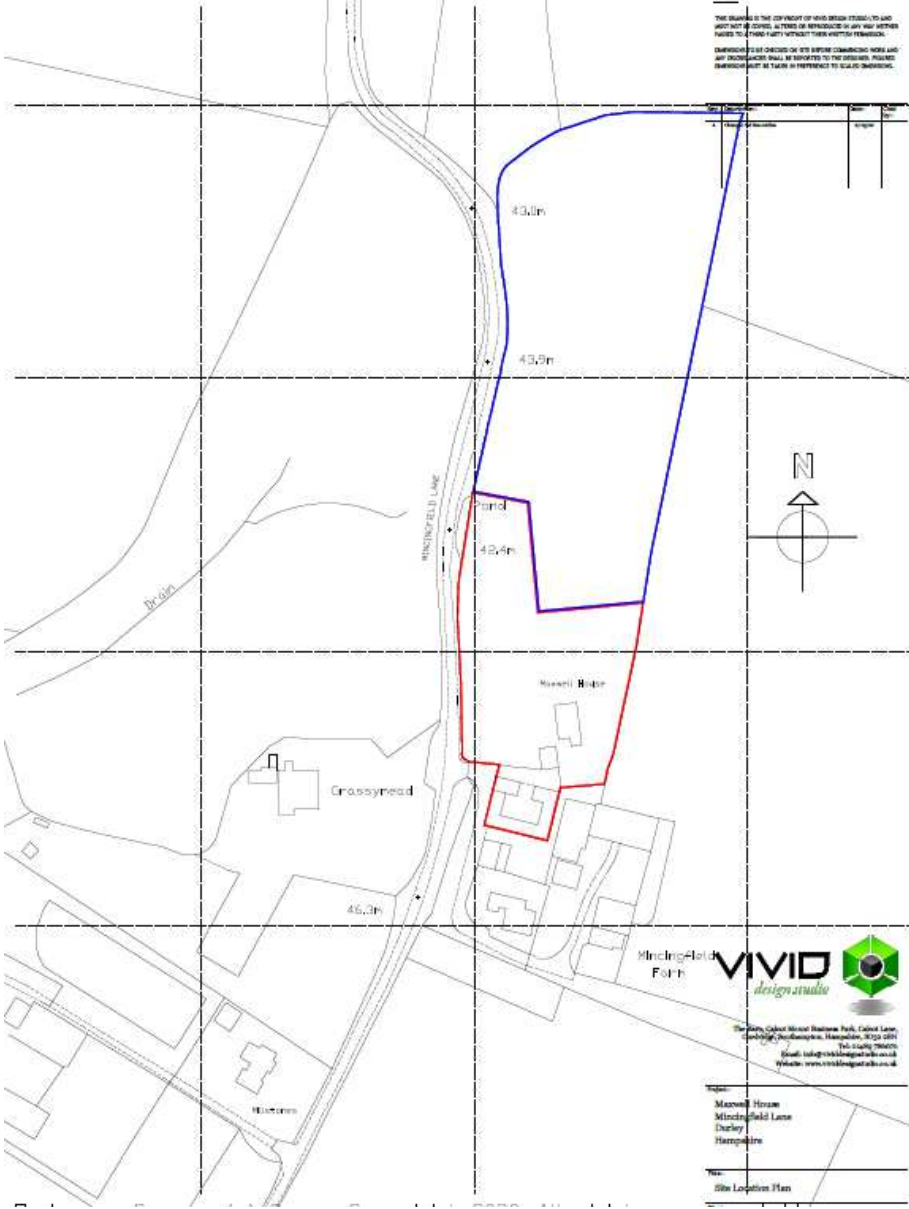
Maxwell House, Mincingfield Lane, Durley, SO32 2BR

(Part Retrospective) Erection of detached 4 bay garage with gym and home office within roof space. Associated alterations to ground levels including the erection of retaining walls.

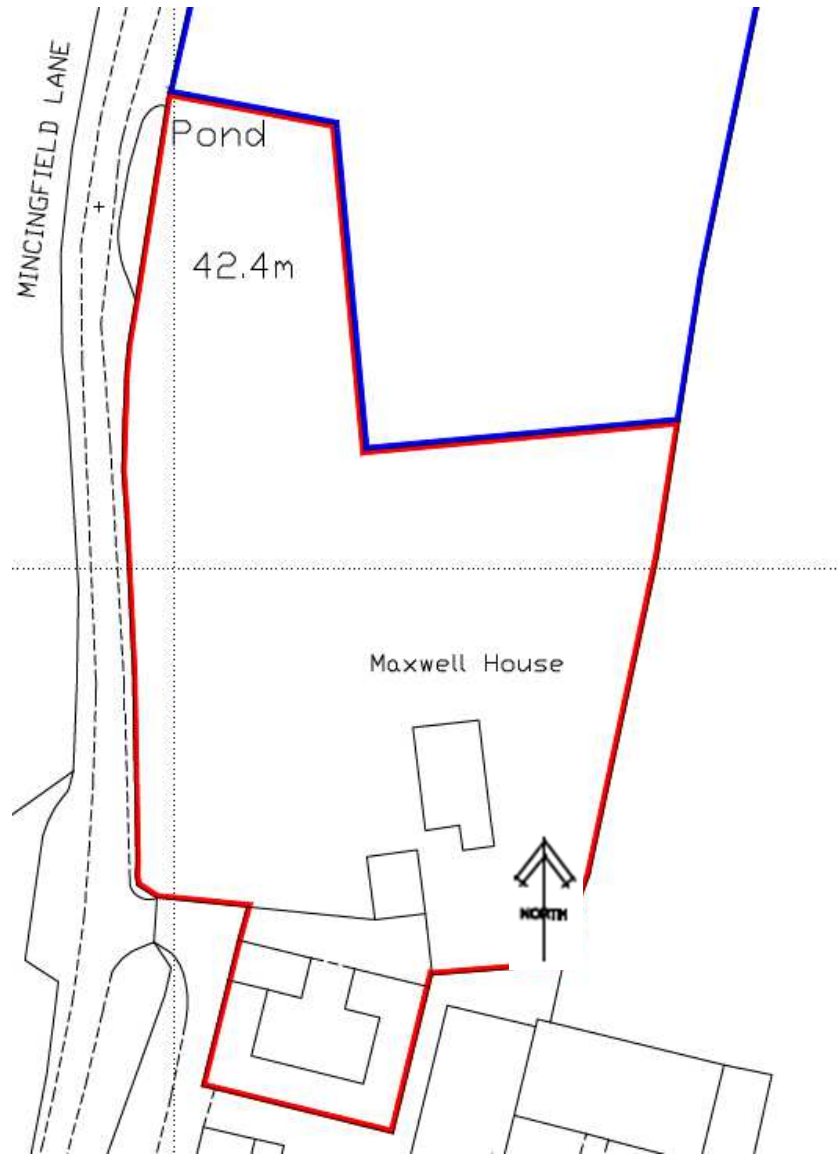
Planning application number: 20/00720/HOU



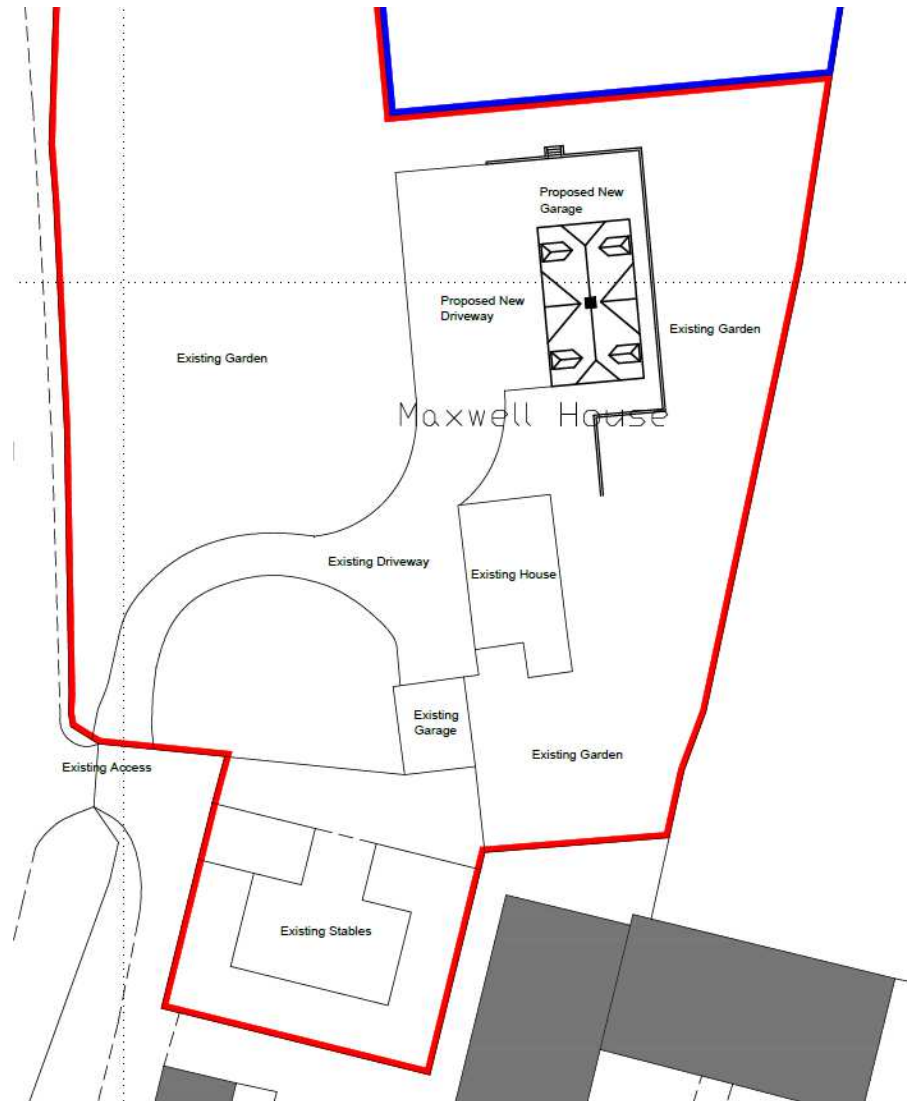
Site Location and Aerial Photography



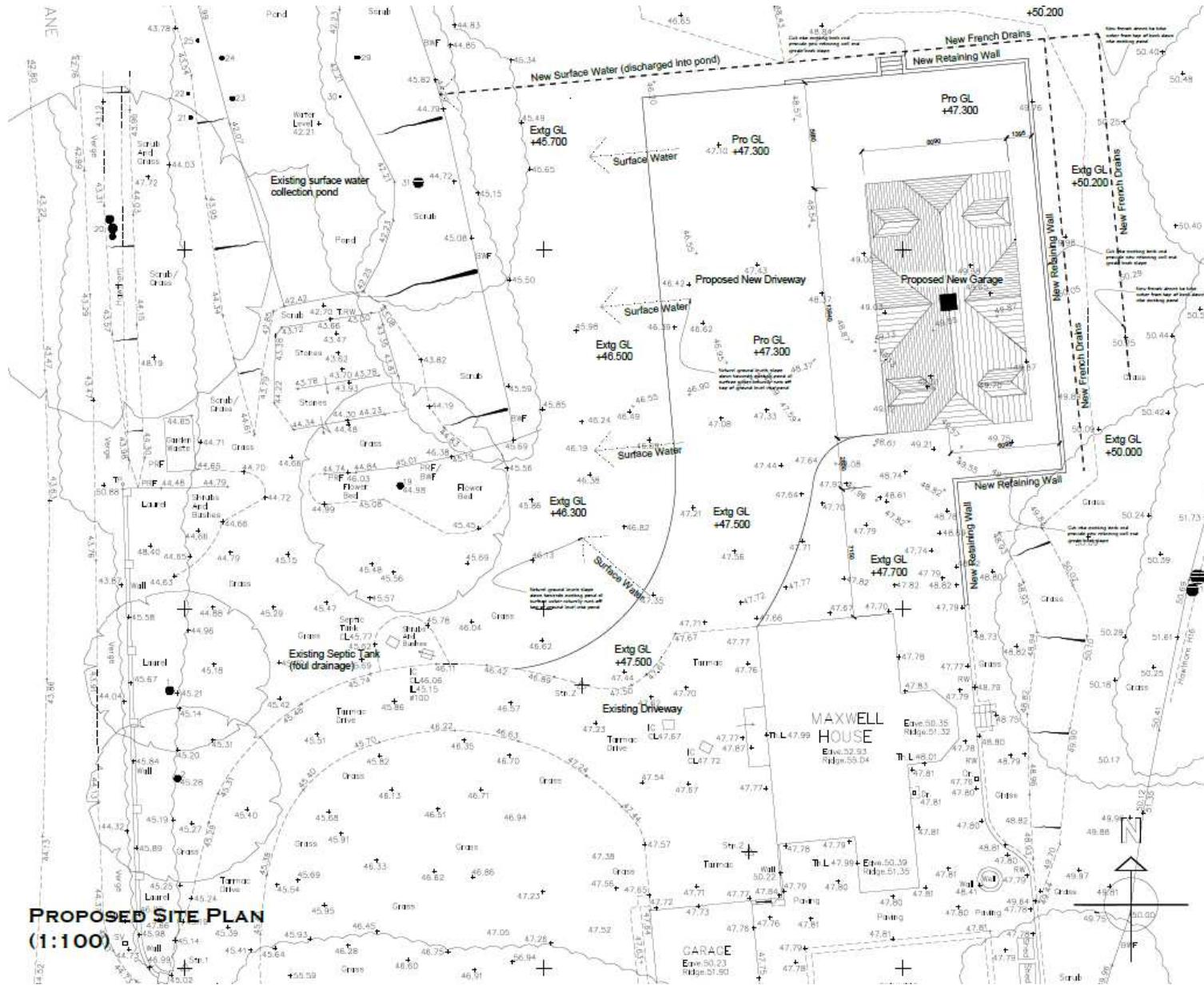
Site Location and Aerial Photography



Proposed Block Plan



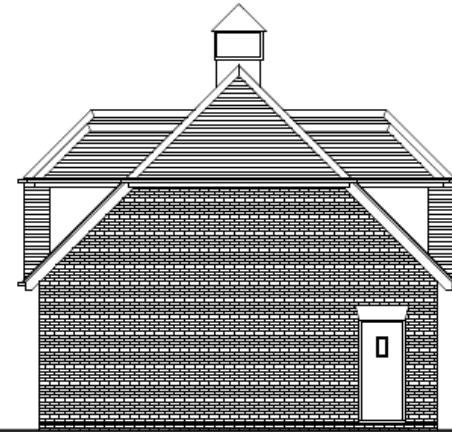
Proposed Site Plan



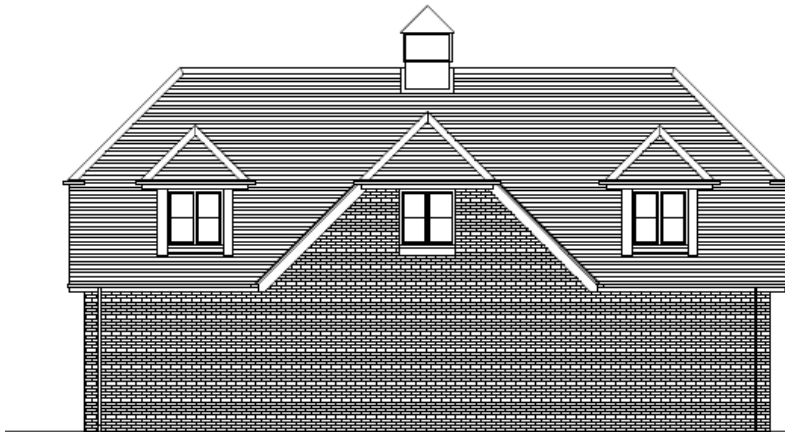
Proposed Elevations



**PROPOSED WEST ELEVATION
(1:100)**



**PROPOSED SOUTH ELEVATION
(1:100)**

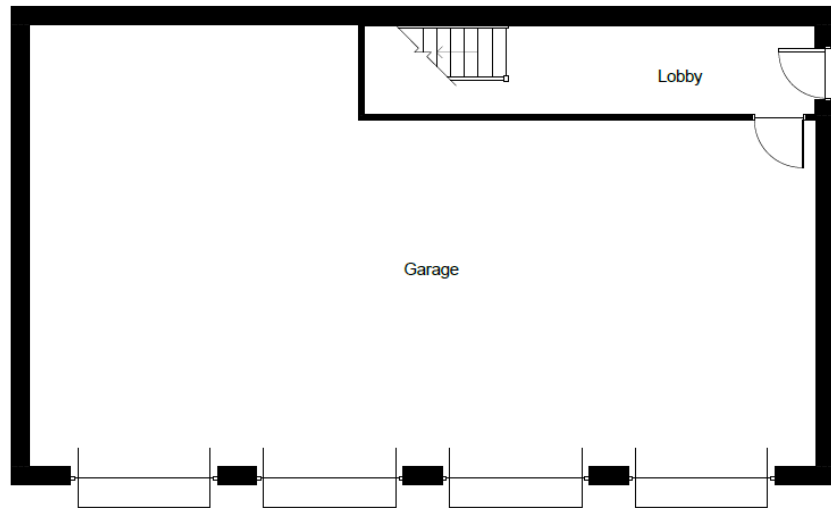


**PROPOSED EAST ELEVATION
(1:100)**

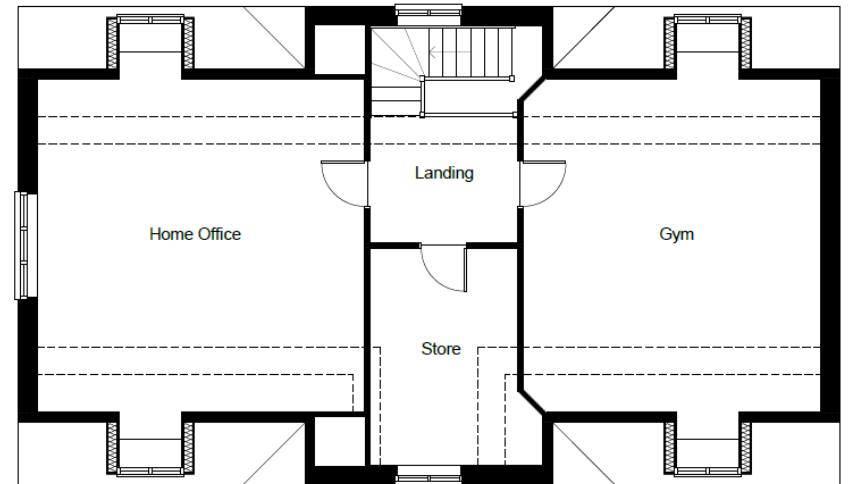


**PROPOSED NORTH ELEVATION
(1:100)**

Proposed Floor Plans

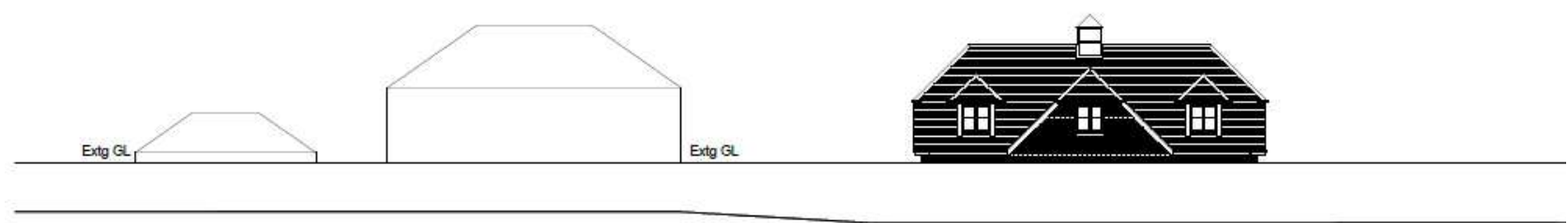
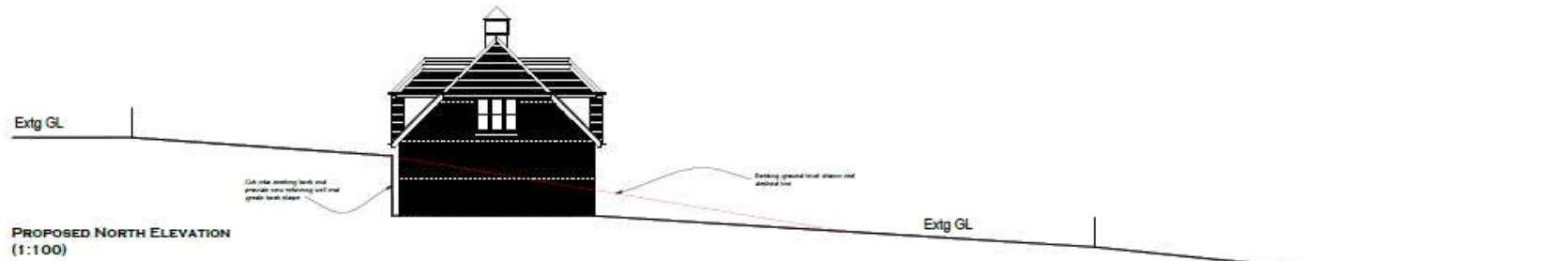
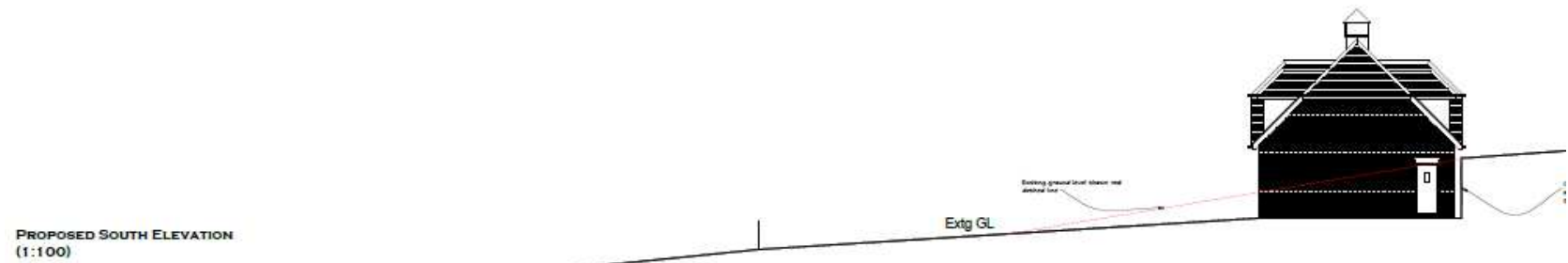
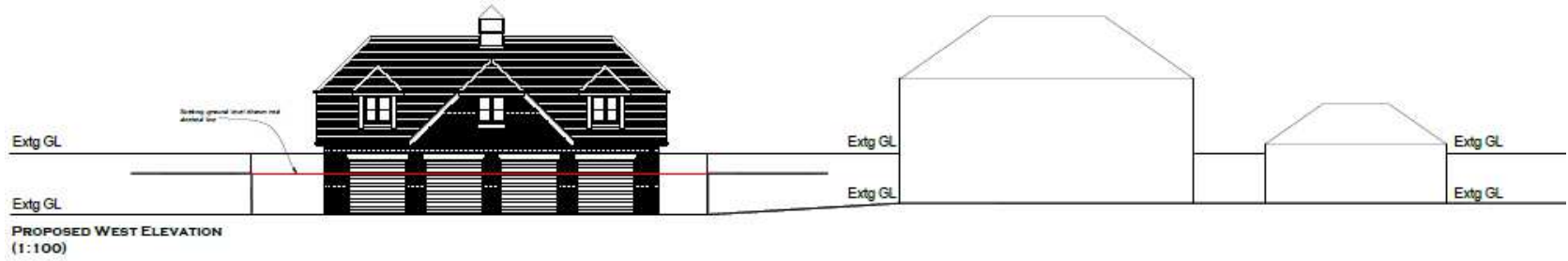


**PROPOSED GROUND FLOOR PLAN
(1:50)**

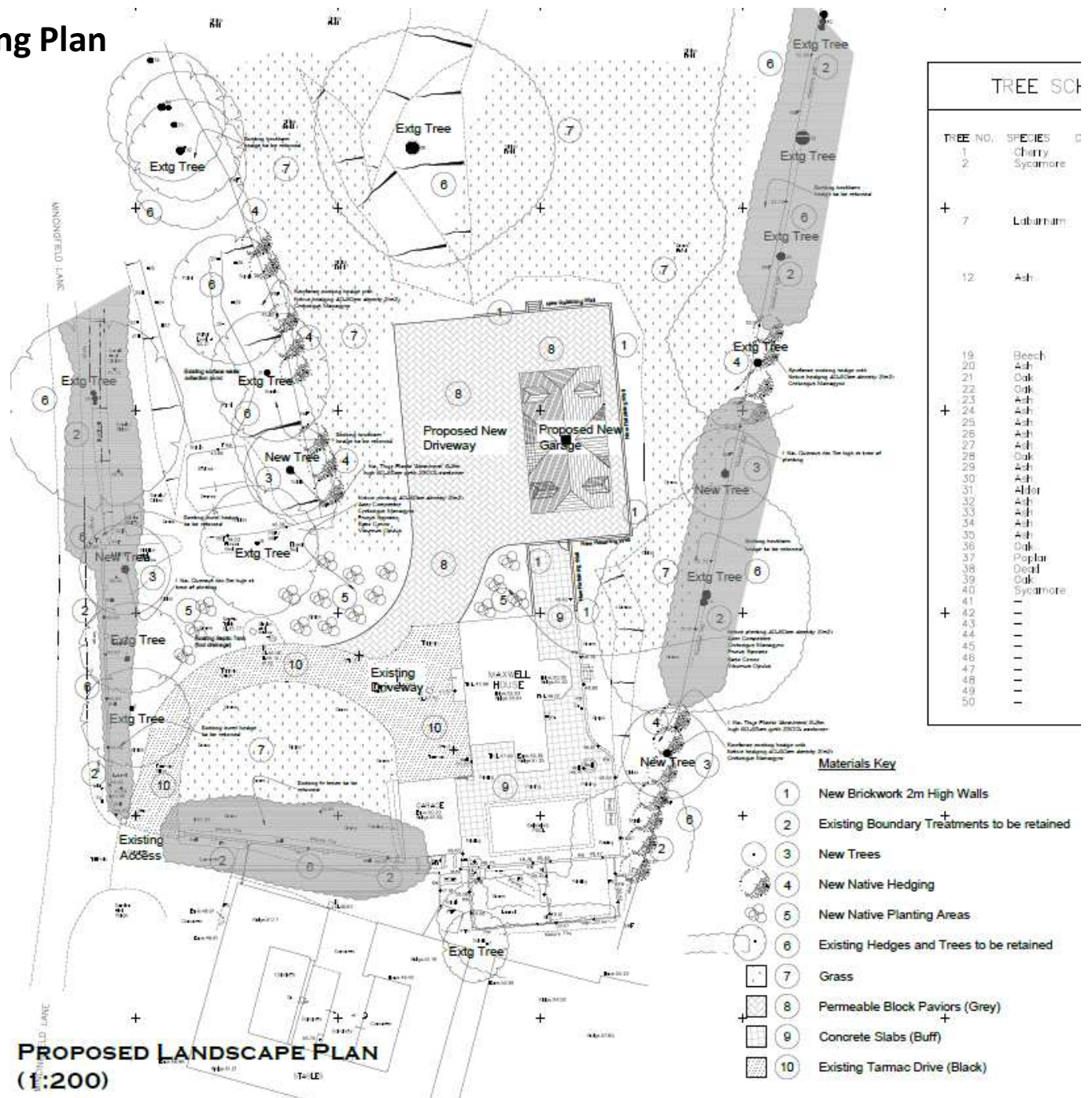


**PROPOSED FIRST FLOOR PLAN
(1:50)**

Proposed Elevations (Section)



Proposed Landscaping Plan



Existing Dwelling and Garage Outbuilding



Existing Access



Proposed Retaining Walls (Part – Retrospective)



Proposed Retaining Walls (Part – Retrospective)



Proposed Retaining Walls (Part – Retrospective)



Proposed Retaining Walls (Part – Retrospective)



Proposed Retaining Walls (Part – Retrospective)



View back towards rear of existing property



Photograph of soil redistribution



Officers Recommendation

The proposal represents a large building which has been significantly embedded into the landscape using retaining walls and additional planting. In consideration of the relative screening of the site, remedial works which have been undertaken and relationship with the existing house and site, the proposal is considered to be acceptable.

The proposal would not have a significant adverse impact on the character and appearance of the property and area or amenities of neighbouring properties. The proposal therefore complies with policies CP20, MTRA1 and MTRA4 of the WD Local Plan Part 1 (2013) and policies DM15, DM16, DM17 and DM23 of the WD Local Plan Part 2 (2017).

