

DESIGN & ACCESS STATEMENT

for

**Erection of double garage.
Resubmission of BE/15/17/PL.**

at

**Rear of 95-99 North Bersted Street,
North Bersted**

for

Mr C Tomkins

April 2018

**STEPHEN JUPP
BA(HONS), LLM, MRTPI,
CHARTERED TOWN PLANNER**

Assessment of Physical Context

Planning permission BE/133/16 was granted on 1 December 2016 for '1no dwelling'.

The permitted site layout – drawing 3A - shows car parking to be in the form of two parking spaces located immediately to the north of the new dwelling.

This planning application seeks to obtain planning permission for a double garage in place of the two parking spaces. The garage will be sited in line with the house with the turning and maneuvering to the north, thus screening the maneuvering area from neighbouring properties.

The proposed garage is set well back from the road in well-established garden land and is within the residential curtilage of the permitted dwelling.

The Proposal

The ethos of this proposal is to provide covered parking for the parking of 2 cars.

Siting

The proposed siting for the garage is within the BUA boundary for the settlement. That boundary lies a short distance to the north west of the permitted dwelling.

Scale

The scale of the garage is such that it will be subordinate to the new dwelling.

Design

The design will follow that established with the permitted dwelling with the garage and will be clad in timber. It will have a low-pitched roof and be finished in slate in order to minimize its overall bulk.

Landscaping

The proposed house is subject to a landscaping scheme and the garage does not impinge on this scheme.

Access

No change is proposed to that permitted.

Amendments following Appeal Dismissal of BE/15/17/PL

In paragraph 8 of the appeal decision letter dated 12 September 2017 the inspector found, in terms of impact on the Conservation Area:

The proposed garage would add built development within the countryside surrounds of the conservation area, beyond the dwelling it would serve that would also be beyond the conservation area boundary. Other recently approved built development has been located in close proximity to the existing settlement, such that it does not extend development into the surrounding countryside to the extent proposed in this instance. Given the importance of the countryside setting to the conservation area, such development would affect the setting of the conservation area, and the significance of this heritage asset would be harmed.

In paragraph 5 no objection was found with regard to the design of the proposed garage but as with the impact on the Conservation Area, the inspector considered that the *"proposed garage would be beyond that [BUA boundary], extending built development into the rural surrounds of the settlement."*

It is clear from these findings that the design of the proposed garage was acceptable, but its siting within designated countryside was not. Accordingly this scheme retains the acceptable design and moves the proposed siting to the immediate north east of the permitted dwelling in order that it is within the built up area boundary.

On this basis, I consider that the scheme is acceptable and addresses the objections found to exist by the inspector. Planning permission should therefore be granted.

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April 2018