

Design & Access Statement in relation to Planning Application for:

Demolition of existing garage. Construction of new enlarged garage with storage in roof space.



Garage (Land Adjacent to 1 The Way)

The Way

East Preston

BN16 1QJ

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29/01/2021

THE SITE

The site is located on The Way which is a small private road.

The site is largely over grown and has a large dilapidated garage to the south boundary. The garage has been vacant for a significant period of time and in recent months has collapsed further.

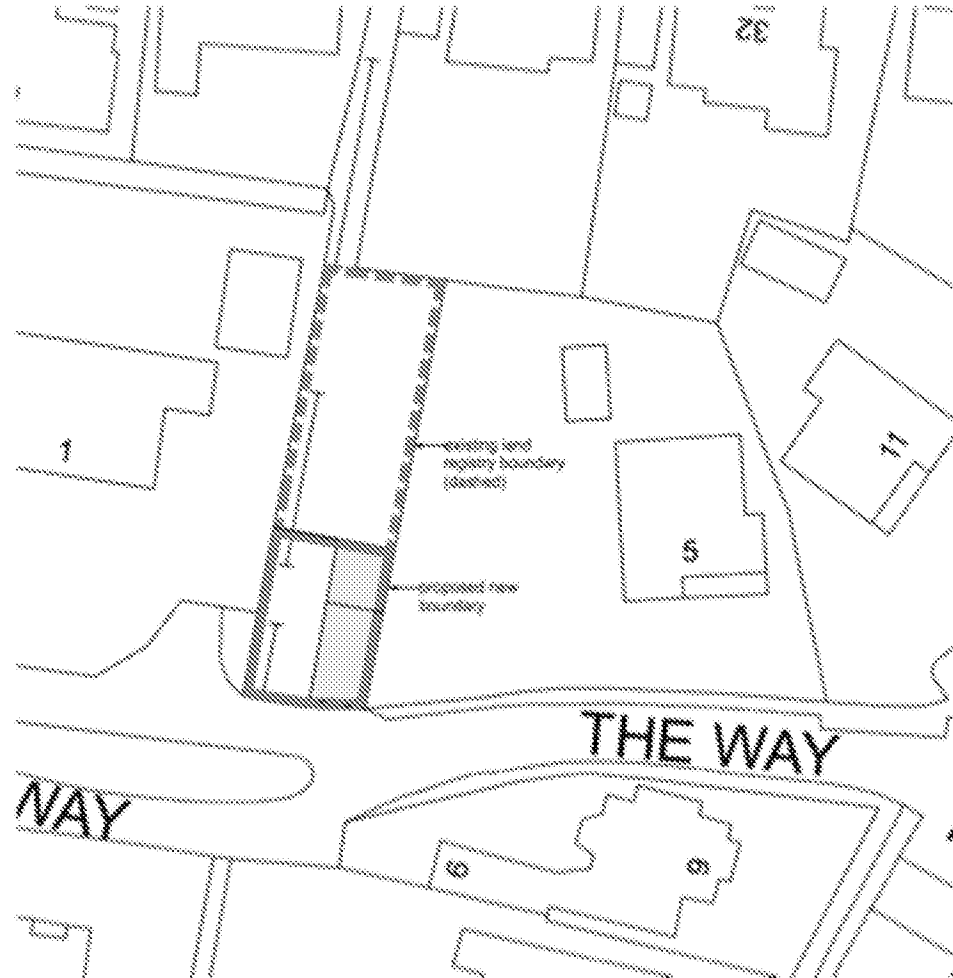
PLANNING

Pre-application advice has been sought from the Council regarding the proposal (ref: PAA/111/20/) and their conclusion was; *'I conclude that were an application for planning permission to be submitted it would be likely to be approved subject to standard conditions.'*

The Applicant has consulted the neighbours and agreed alterations to the roof from that shown on the pre-application scheme. The roof to the north now incorporates a cat-slide roof.

AMOUNT

The proposal is to demolish what is left of the existing garage and construct a new garage in its place. The garage will be the same width but extend further to the north. The roof space of the proposed garage will provide storage space.



Site plan

LAYOUT

There will be car parking on the ground floor for two cars and space for storage within the roof space. The storage space will be accessed via a staircase.

A dormer to the west elevation is proposed over the staircase. Rooflights are proposed in the east and west roof slopes. There is significant planting between the garage and No.1 The Way which will screen any potential overlooking. Because of the angle of the garage the east elevation looks out towards the road rather than towards the property to the east (No.5 The Way)

There will be a garage door to the front elevation (south) in the same location as the existing garage. There will be a door to the side of the garage providing pedestrian access to the building.

SCALE

The ridge of the proposed garage will be 750mm higher than the existing garage. The proposed length of the garage will be longer than the existing garage. We have proposed a cat-slide roof to the rear of the property to minimise the height of the rear wall. The rear wall height is 1.5m. The garage will be the same width as the existing.



Aerial view of site

LANDSCAPING

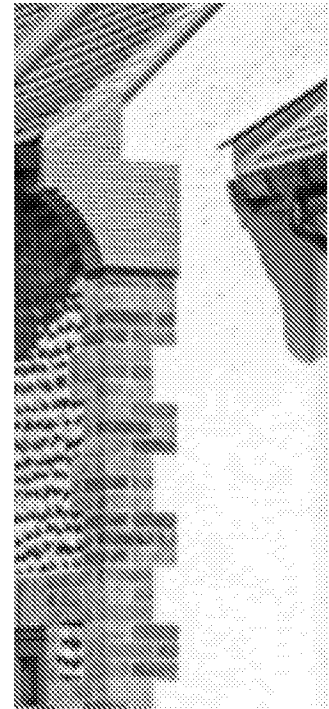
There is mature planting to the east and west boundaries which screen much of the side elevations of the property. The planting which is within the site boundary will be retained and maintained where necessary. There is a drainage ditch within the site along the west boundary which will be maintained. The rear section of the land is to become part of the garden to No.5 The Way.

A path will be laid to the west side of the garage. The remaining land will be finished with a permeable finish.

APPEARANCE

The existing garage is constructed from stone and face brickwork. The windows and doors were timber frame. The roof was finished with plain clay tiles.

The proposed garage will be constructed from face brickwork with quoin detailing on corners and around openings with render infill panels. The roof will be finished with plain clay tiles. The garage door will have a traditional appearance. The proposed front window at first floor level will be a casement window.



*Example of brick
quoins, render and
eaves detail*