

Design & Access Statement in relation to Planning Application for:

Amendments to previous approval EP/16/21/PL to include 1 No. dormer window on West Elevation and hip roof on front elevation.



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.'*

Subsequently Planning Permission was granted ref: EP/16/21/PL

PROPOSAL

The revised proposal is still to demolish what is left of the existing garage and construct a new garage in its place as granted permission ref: EP/16/21/PL. This application seeks to make the following amendments to the approved scheme;

- To incorporate a dormer with an obscured window to the West elevation.
 - To introduce a hipped roof to the front elevation.
- It should be noted that a larger gabled dormer was included in the pre-application advice scheme ref PAA/111/20/.



Site plan

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AMOUNT

The proposed dormer has a hipped roof and a small window.

The proposed hip will replace the previously approved gable end.

LAYOUT

A dormer to the west elevation is proposed over the staircase. The window in the dormer will be non-opening and have obscured glazing. Rooflights are proposed in the east and west roof slopes. The rooflights are all positioned so that the eaves are 1.7m from finished floor level to prevent any overlooking.

There will be a door to the side of the garage providing pedestrian access to the building. This is positioned closer to the front of the property than on the previously approved scheme.

SCALE

The ridge height and footprint of the building are unchanged from the previously approved scheme.

A hip has been introduced to the front elevation and the previously approved window has been reduced in height.



Aerial view of site

LANDSCAPING

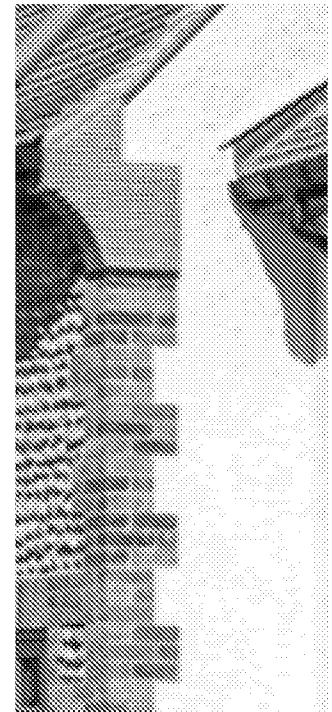
There is mature planting to the east and west boundaries which screen much of the side elevations of the property. The planting which is within the site boundary will be retained and maintained where necessary. There is a drainage ditch within the site along the west boundary which will be maintained. 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*

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