

PROPOSED CARPORT

THE COURTYARD HOUSE  
WIDMOOR  
WOOBURN COMMON  
BUCKINGHAMSHIRE  
HP10 0JG

## DESIGN AND ACCESS STATEMENT

Revision A

January 2021

## EXECUTIVE SUMMARY

The application is for a free standing carport in front of this detached two storey house.

## CONSTRAINTS

The site is not in a Conservation Area, and the property is not Listed, nor are there any Listed buildings nearby. There are no protected trees within the site, although there are nearby, namely within the curtilage of neighbouring houses Shalimar and Alvista. The site is not within the Green Belt or an Area of Outstanding Natural Beauty. It is also not within a Flood Zone.

## PLANNING HISTORY

The existing house was built as a single storey courtyard bungalow in the 1970s and then altered and extended in 1999 (ref 90/07482/FUL). A detached studio building in the rear garden was added in 2008 (ref 08/06066/FUL).

## DESIGN

This application is being made because the proposed freestanding carport would sit in front of the front façade of the house and is therefore not permissible under permitted development rights. The carport has to be thus sited as the driveway only extends from the road to the front of the house.

The carport is sited so that the front of its roof will align with the foremost part of the next door but one property to the west (Marlwood). It will be noted that there is no established building line along either side of Widmoor, with properties of differing size, type and style with different set backs and relationships to the road and to their own driveways.

The carport is designed to be a lightweight steel structure, thereby minimising its size and bulk, and roofed with clear translucent polycarbonate sheeting. Its primary purpose is to protect the bodywork of the cars parked on the drive from falling leaves and sap from the adjacent trees which are to be retained.

It sits just in front of the front wall of the house and is partially shielded from view from the road by the large oak tree on the roadside verge and two oak trees in the neighbouring front garden, and the existing ivy covered rendered garden wall and bin enclosure, thereby reducing its visual impact.

## PARKING + ACCESS

The parking provision for the property will remain the same, and a footpath alongside the carport and front garden wall will provide level access to the property. Access from the road into the property remains as existing, being a shared turn in from the road with the adjoining property, Shalimar.

Jeremy Bailey