

## **1.0 Introduction**

- 1.1 The proposed works involve demolition of an existing shed and replacement with a detached garage. The existing boundary wall and a section of hedge at the pavement line will be removed to facilitate a driveway and vehicular access to the garage. The client does not want a flat roof and therefore the garage would be higher than the maximum height under Permitted Development rights, hence this application.
- 1.2 Our site survey revealed evidence of what we consider to have been a garage in the same location as the proposed garage, which is typical for corner plots within this area of Aintree. Refer to the annotated photo below.

## **2.0 Highways Issues**

- 2.1 Due to the presence of an existing drop kerb, and good sightlines, we feel the proposal would create no highways issues.

## **3.0 Landscaping**

- 3.1 The works require removal of a section of privet hedge, and 3 Nr. evergreen type trees. None of which are considered to be important and there are no TPO's on the site.

## **4.0 Conclusion**

- 4.1 The garage has been designed with materials to match the existing property and the overall height kept to a minimum, which is dictated by the minimum pitch required to suit the concrete roof tiles. We are of the opinion the garage will have minimal impact.

**157 Oriel Drive, Aintree - Proposed Garage**  
**PLANNING STATEMENT**

New garage will replace existing shed – evidence of old slab in this location, assume from original garage.

Evidence of infilled section of wall



Proposed section of hedge to remove to create driveway behind

Existing drop kerb