**Greenhill Lodge**

**Design and access statement relating to the garage conversion application.**

The existing property was originally constructed as a large double garage with a “granny flat at the rear, it covers a ground floor area of 94sm and is single storey with a felted flat roof throughout.

There is an existing road access off Greenhill.

Previously the building had suffered from water ingress through the flat roof and permission was granted on 16/09/2009 to replace the roof with a tiled pitched roof (approval ref 09/0324)

However, this was not carried out at the time due to financial constraints.

In more recent times, following some partial renovation works, the building has been occupied by the Clients family as temporary accommodation and most recently by a family friend as a completely separate residential unit.

Due to the ongoing deterioration of the fabric of the building, my Client now wishes to demolish the structure and construct a new separate residential unit of similar proportions with a pitched roof and incorporating an element of garden separated off from the main Greenhill Lodge property.

The exterior of the new building will be finished in facing brick and topped with a pitched tiled roof as the previous planning approval.

The existing road access will be maintained but with some increase in width to ensure that all vehicles can be parked off road.

The building is set at the base of an existing 2.3m high retaining wall to the neighbouring boundary with a row of substantial conifers immediately beyond the wall which provide sufficient screening to ensure that the property cannot be seen from next door.

We have endeavoured to ensure that the design limits the view from the dormer rooms with principal windows to the front and rear or at a distance from the main residence which also has minimal habitable windows to the side.