

DESIGN & ACCESS STATEMENT

**THE GATE HOUSE, PARKESTON ROAD, DOVERCOURT,
ESSEX CO12 4NX**

Prepared for & by Mr Gary Gardener

PREPARED BY

GARY GARDENER of

**THE GATE HOUSE,
PARKESTON ROAD,
DOVERCOURT,
ESSEX CO12 4NX**



September 2021

Ref: 2101-DAS-02

Please find below details of the Design & Access content relating to the alteration to the above project address for approval of a Certificate of Lawfulness under 'Permitted Development, Rights for Householders, Technical Guidance September 2019'.

REAR EXTENSION TO DETACHED GARAGE:

Amount -

- The existing front drive area including patios, up to the garden grass area has a gross footprint of approximately 185sqm (excluding grass garden area).
- The proposal is to introduce a single storey extension to the rear of the existing garage and between the existing timber shed on its existing concrete slab. The proposed extension shall consist of an area of approximately 12sqm.
- Please refer to submitted planning drawing No: 2101-PL-11

Layout -

- The new extension is proposed to be sited on the rear of the existing garage, where it shall face the existing timber outbuilding with a footpath gap of approximately 1m wide.
- There will be a new window and door facing the host house building on its side elevation 'D'.
- Please refer to submitted planning drawing No: 2101-PL-11

Scale -

- The new extension is proposed to be approximately 4.5m (depth) x 3.3m (width) x 3.5m (height). These dimensions are within the constraints of the existing garage outbuilding and streetscape.
- The extension to the roof is to be dual pitched and is to have the same profile to match the existing garage building and host building, with the ridge set no higher than the existing buildings on site.
- Please refer to submitted planning drawing No: 2101-PL-11

Landscaping -

- Landscaping shall be hard landscaping surrounding the extension to match its existing situation. The shell of the extension is built onto an existing concrete slab. This slab finishes under the existing timber outbuilding. As a result, a small concrete footpath space shall exist between the timber outbuilding and the rear of the extension.
- There will be space around the perimeter of the building where there will be space to provide hard standing plants and trees to complement both the proposed building and the existing drive and garden.
- Please refer to submitted planning drawing No: 2101-PL-11

Appearance -

- The proposed extension shall be of traditional masonry type construction with the externals being rendered with high quality external facing render to match existing, with eaves consisting of white UPVC fascia boards all to match existing eaves / fascia profiles.
- The roof shall be traditional pitch timber construction pitched to suit the set ridge height and gable end to match the existing profiles of the host building.
- There shall be new UPVC window and door introduced to elevation 'D' to aid access and natural light, with visual views down towards the rear family garden. The large windows shall provide sustainable day lighting.
- Please refer to submitted planning drawing No: 2101-PL-11

Access -

- The existing front drive accesses will be retained and unchanged.
- Please refer to submitted planning drawing No: 2101-PL-11

Planning History -

There have been 4 successful planning applications previously which are relevant for the above address. These are as follows:

- Ref: 03/00039/FUL. Status – Approval – Full.

New single storey extension and new pitched roof to existing building and new detached garage.

- Ref: 06/00647/FUL. Status – Approval – Full.

Conservatory extension.

- Ref: 08/01265/FUL. Status – Approval – Full.

Proposed single storey extension.

- Ref: 08/001618/FUL. Status – Approval – Full.

Erection of single storey extension (variation to Planning Permission 08/01265/FUL)

The project also satisfies 'Permitted Development, Rights for Householders, Technical Guidance September 2019' as follows:

CLASS E – Buildings Etc.

This provides Permitted Development rights within the curtilage of a house for:

- (a) Any building or enclosure for a purpose incidental to the enjoyment of the dwelling house.

Examples could include common buildings such as garden sheds, other storage buildings, garages and garden decking as long as they can be properly be describes as having a purpose incidental to the enjoyment of the house. Which this project proves as the garage IS ancillary to the host dwelling building.

E.1

- (b) The project satisfies Part (b) where the proposal does not exceed 50% of the curtilage of the area.

- (c) The project satisfies Part (c) where the proposal does not project beyond a boundary forming the principal elevation (to the highway).
- (d) The project satisfies Part (d) where the proposal consists of a single storey.
- (e) The project satisfies Part (e) where the proposal does not exceed 4m in the case of a building with a dual pitch roof. Which this is the case for the proposal where the ridge height matches its existing height and is below the 4m restriction at approx 3.6m.
- (f) The project satisfies Part (f) where the proposal where the proposal does not exceed 2.5m measured at the roof finishes and eaves junction point. Which it does and is at the restricted height of 2.5m.

With the project address being within its own cul-de-sac location, and being isolated and having some great distance from any neighbouring buildings, the above is clear evidence that previous planning applications have been approved due to this fact. Whereby the proposal has no adverse or material effect on any neighbouring buildings and its surrounding environment. The above information also provides evidence that Permitted Development can be applied for under 'Permitted Development, Rights for Householders, Technical Guidance September 2019' and as a result a Certificate of Lawfulness application is to be submitted for the above proposal. I would therefore be grateful for approval.

Thank you.

Yours faithfully

Gary Gardener

(The Applicant)