



Design & Access, Ecology Mitigation and Flood Mitigation Statement

For

Replacement of Existing Garage and Extensions at:

Alderbrook,
Lower Common,
Aylburton,
Lydney,
Gloucestershire

This Design & Access Statement has been prepared by My:Design Consultancy to support the Planning application for a replacement garage and extensions at Alderbrook, Aylburton Common.

This statement has been prepared in line with Government guidance PPG1 'General Policy & Principles' which advises that Design & Access Statements are to be submitted with Planning Applications and that all proposed developments should be considered in relation to the wider context, and not just the development site and its adjacent buildings.

This report should be read alongside the following supporting documentation:

- Householder Application form
- A3 Drawings including Location & Site Plans, existing layouts & elevations, and proposed layouts & elevations.
- Biodiversity Checklist.

The Site and planning history

- The property is a dormer bungalow with stone outbuilding and detached garage.
- The existing dwelling has benefitted from a new slate roof covering with breather membrane, new battens and as required rafter replacement within the last 4 years.
- The garage roof was damaged in the recent storms and has been removed for safety reasons pending like for like replacement.
- Application History
 - P08242/67/FUL – Erection of Front and Rear Porches (Permission Granted)
 - P0323/18/FUL – Erection of 2No. two storey side extensions and a first floor extension over existing single storey rear extension with associated works. Demolition of garage (Permission Refused)
 - P1932/18/ FUL – Alterations and extension to dwelling to include 2x replacement dormer windows and porch with associated works – retrospective – (Permission Granted)
 - P0880/20/FUL – Change of use of agricultural land to residential curtilage and provision of patio area and fence – retrospective – (Permission Granted).

The Proposal

- This application seeks to demolish the existing single detached garage and replace with a integral (attached) double garage/workshop with utility room to the rear. Single storey rear extension to be removed and replaced part 2 storey and part single storey rear extension.
- To compensate the increase in roof volume part of the existing tarmac driveway to be removed and replaced with permeable gravel – forest gravel 20/10mix.

Sustainability / Ecology

- The property has benefitted from a new roof slate replacement within the last 4 years including new breathable membrane. It is not therefore considered viable for bats to be within the existing dwelling.
- The existing garage does not currently have a roof in situ due to storm damage.
- The single storey rear extension is of flat roof construction which was replaced at the same time as the roof on the main dwelling.
- There are no trees or bushes to be removed as part of the application.

Flood risk and mitigation

- The property is in close proximity to the brook which runs along the front of the property boundary. As such the majority of the site and dwelling is in flood zone 3.
- The rear of the property where the proposed extensions are is on the edge of flood zones 1, 2 & 3.
- The existing garage is in flood zone 3 as will the proposed garage be.
- The section of tarmac driveway in front of the proposed garage will be replaced with a permeable gravel to offset the increase in roof surface.
- The extensions to the rear of the property are to be enlargements of existing rooms (kitchen and living room) it is therefore not considered practical to change/increase floor levels within these areas. To aid the flood risk mitigation the following is proposed:
 - Horizontally laid plasterboard
 - No sockets below 1m from ground level
 - Solid ground bearing concrete floor slab.
- Given the rear location of the extensions and the proximity to flood zone 1 & 2 it is not considered that the extensions will cause an increase in risk to the living conditions in the dwelling.
- The replacement garage, whilst in flood zone 3, is replacing a garage in flood zone 3 and is not a habitable room.

