

PROPOSED GARAGE AND HARDSTANDING TO THE REAR, REPLACEMENT BOUNDARY NEW WALL  
WITH INTERNAL GATES AND CONCRETE REAR GARDEN

15 CRYSTAL ROAD, THORNTON, FY5 4JL

Design and Access Statement:

10<sup>th</sup> MAY 2022

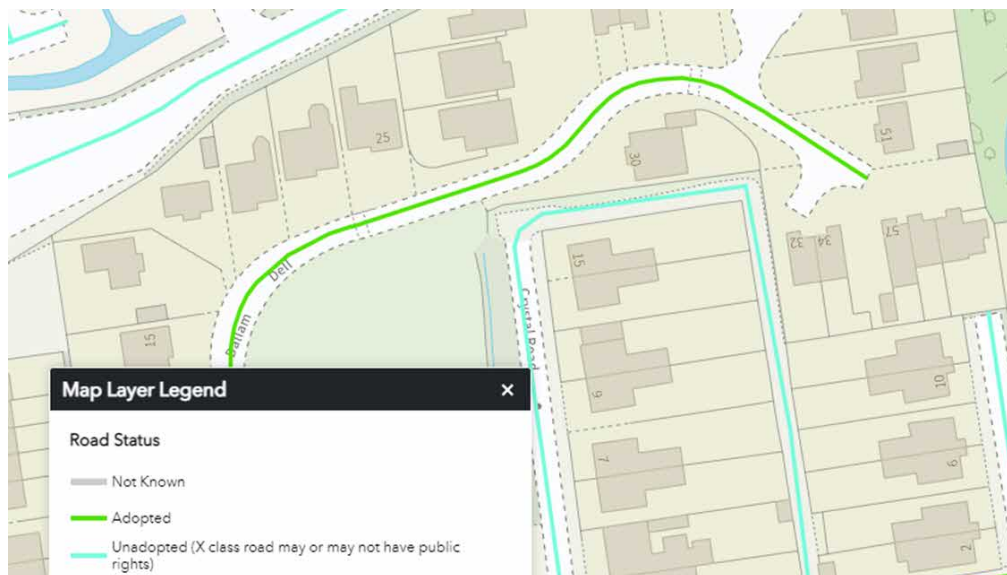
Applicant: Mr Paul Charman

7 Crystal Road, Thornton Cleveleys, Lancs, FY5 4JL

E-mail:

1. The Site

- a. The site of the proposed development is 15 Crystal Road, Thornton Cleveleys, Lancs, FY5 4JL
- b. The nearest public highway is Dallam Dell, which is part of a new housing development with a 2metre boundary wooded fence, the road surrounding the property is in private ownership, the rear road is inaccessible by vehicle, the side road to the property has been cleared by the applicant to allow access to the garden.



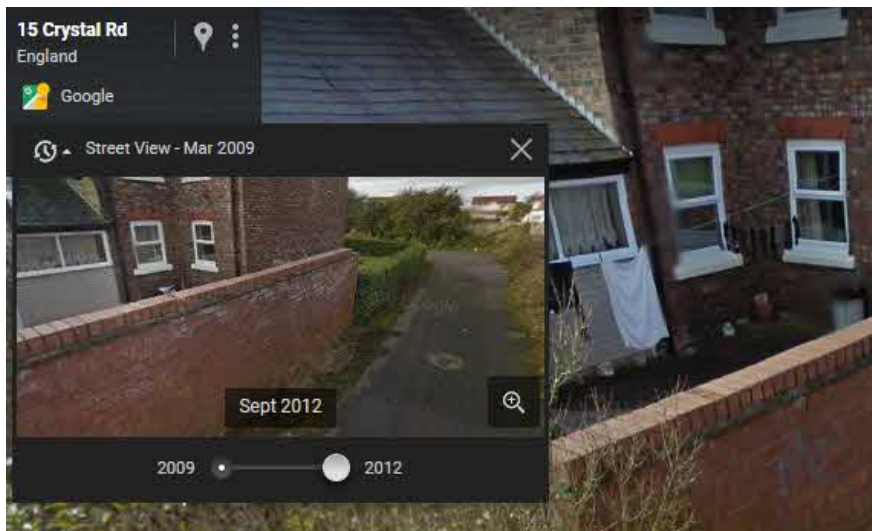
- c. The site and surrounding area are relatively level. The hardstanding and garage are raised from the existing concrete by approx. 150mm with a new reinforced base.

## 2. Appearance

a. New brick built garage to the side of the property built within the guidelines of permitted development, the rear elevation of the garage is facing to the front and is built with reclaimed ICI bricks matching the existing house brick and 2 matching upvc windows of size, colour, equally spaced to complement existing windows on house. The side and front wall is built with concrete block 7N 440mm by 215mm by 100mm which is to then be K rendered to be sympathetic with the new houses, top courses of the walls are in ICI brick to blend with the house. Installation of an up and over sectional composite garage door to the front of the garage in dark grey. Roof consists of a grey plastic slate appearance made from recycled materials. The guttering, fascias and soffits are in black upvc. Internal walls are concrete block with a 75mm cavity insulated with 75mm kingspan.

b. The installation of double wooded gates within the curtilage to separate the hardstanding from the rear garden. To the side of the hardstanding within the curtilage a single access gate to the yard and rear access door to the property.

c. A replacement and new 2 metre high wall surrounding the side and rear of garden boundary in concrete block and K rendered to match the garage.



Erect a new 1 metre high wall to the side of the front garden from the rear garage wall, leaving the front boundary garden hedge in situ.

c. The rear garden plot is to be fully concreted with additional surface water drains to run into existing manhole. Concrete to then be 90% covered with artificial grass. Consideration to be made to allow wildlife access between gardens and surrounding area.

## 3. The Layout, landscape and relationship between public and private spaces

a. The proposed extension will not unduly intrude on the privacy of the adjoining neighbours' properties. The property is the end corner house.

b. There will be no loss of light or amenity to the neighbouring properties

## 4. Access

a. Vehicular access to the site will be via the private road to the side of the property.

b. Street access and turning at end of road will remain unchanged.

c. Parking arrangements remain unchanged.