

DESIGN, ACCESS AND PLANNING STATEMENT

Woodland Lodge, Link Road, Shotley

Proposed Garage to Woodland Lodge, and Proposed dwelling to rear.

DESIGN, ACCESS AND PLANNING STATEMENT INCORPORATING HERITAGE APPRAISAL AND JUSTIFICATION STATEMENT

Project Number: 156
Document Version: P01
Date of Issue: May 2022

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1 Introduction

1.1 Description of the Development

This statement accompanies applications for Planning Consent for the erection of garage to Woodland Lodge and conversion of existing garage into new dwelling and associated works.

1.2 Accompanying Documentation

This statement should be read in conjunction with the following drawings and documents:

- 156-0300-P01-Elevations as Existing
- 156-0301-P01-Floor Plans & Site Layout Plan as Existing
- 156-0303-P04-Floor Plans & Elevations as Proposed
- 156-0304-P01-Proposed Garage Floor Plan
- 156-0305-P01-Proposed Site Layout Plan
- 156-0306-P01-Site Location Plan

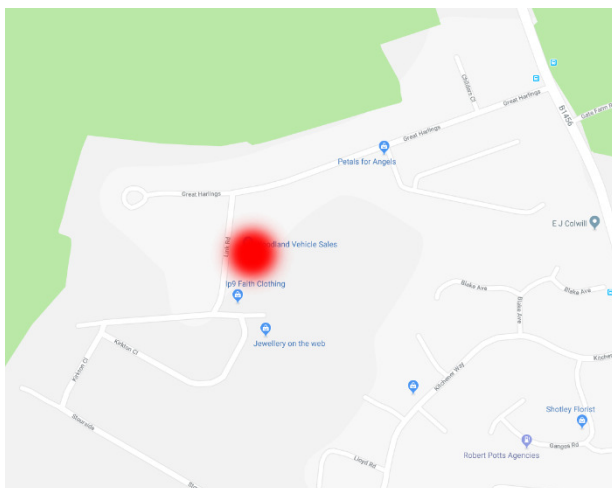
1.3 Purpose of the Design and Access Statement

This Design and Access statement explains the design principles and concepts that have informed proposals for the site. The objective of this statement is to demonstrate that:

- i. The application represents a well-considered proposal, incorporating high quality design principles.
- ii.
- iii. The proposal makes good use of the site without resulting in harm to the character of the area and amenities of occupiers of neighbouring properties.
- iv. The proposals make appropriate provisions for inclusive design and access.
- v. The proposals accord with relevant national, regional and local planning policies.

2 Physical Context and Site Appraisal

2.1 Site



The application site is located on Link Road, Shotley. Woodlands Lodge is set back from the road, and there is a double garage with attic room to the rear of the property contained within a separate yard with access from link road.

The application site measures 0.15 Ha.

2.2 Context

The surrounding buildings are predominately 2 storey, and vary in design, materials, and age.

3 Design

3.1 Design

Garage

A new garage to be proposed to serve Woodland's Lodge. This is located to the front of the dwelling and is accessed by an existing access from Link Road.

The garage will be rendered to match the existing house and have clay pan tiles to match existing.

Proposed Dwelling

A dwelling is proposed to the rear of the site, which already has its own access from link road. There is an existing garage which will be extended to create this new dwelling.

The dwelling will be boarded and have clay pan tiles to match existing.

3.2 Amount

Existing House – 340 m²

Proposed Garage – 24.5 m²

Existing Garage – 61m²

Proposed Dwelling – 145 m²

3.3 Scale

The scale of the proposal is in keeping with the surrounding area.

3.4 Access

No new vehicular access will be required for this development.

3.5 Flood Risk

This development is not located in a flood zone.

3.6 Landscape

A garden will be provided where indicated on the drawings, and a new 1.8m high close boarded fence will separate the two gardens.

4 Conclusion

4.1 Conclusion

The information provided in this Design and Access Statement, associated documents, and site proposals, provide a carefully thought out, unified and sustainable approach to the development.

It is hoped that the proposals are met with satisfaction and that the development is viewed as an appropriate solution to local need and sensitive to local planning objectives.