

Mr & Mrs Waterworth  
12A City Road  
Stathern  
LE14 4HE

Detached double garage and home office

Design and Access Statement

## **USE & AMOUNT**

Please find our householder application for a garage and home office, at above address.

The proposal is to replace the existing timber shed with secure storage for 2 cars and the usual tools, materials for maintenance, cleaning. etc. The applicants, in common with a lot of other people now work from home on a permanent basis and also want to create a home office.

## **LAYOUT & APPEARANCE**

To reduce the impact on the neighbours the existing gravelled driveway is set 400mm below the lawn/garden, the base of the proposed building will be at that level and be of single storey. The applicants have planted a laurel & hornbeam hedge to the boundary which is approximately 3m in height and will remain.

The elevations of the proposed building will be constructed in a mixture of red brick and timber cladding sympathetic to other buildings in the area. The roof will be tiled to match residential buildings in the vicinity, these are predominantly pantiles. The roof will be fully hipped to reduce its impact and height in accordance with suggestions from the Planner/Heritage.

## **LANDSCAPING**

To reduce any impact the applicants have planted a laurel & hornbeam hedge to the boundary which is approximately 3m in height and will remain. With the driveway being at a lower level than the surrounding area and with a maximum height of 3.6m very little of the proposed building will be visible from the adjoining plots and it will not create any detrimental impacts for our neighbours.

## **SITING**

The proposed outbuilding will be sited on the existing gravelled driveway, 3m from the adjacent boundary with 12 City Road, Stathern. The owner, Mr Newton, has been approached for comment and has no objections to the proposal.

The building will be located in the same position and aspect as the existing timber shed.

The position of the proposed will also mean that it is not visible within the street scene, and it won't be seen from Harby Lane or City Road. It therefore won't have any detrimental impact on the Stathern Conservation Area.

The applicants have been in discussion with Alex Coy & Toby Ebbs of Melton Planning and pre-application advice has been received and complied with. Reference no. 22/00046/ENQHH