

DESIGN AND ACCESS STATEMENT

Site Address: 'West Ride', Boldre Grange, Southampton Road, Lymington, Hampshire, S042 8PT.

Client: Mr & Mrs. M. Jacklin.

Project No: 1837

Project Description: New double garage with internal workshop and storage for garden tools *(to be read in accordance with planning approval 20/00761)*

This planning application is a resubmission of application reference 21/00998, which was withdrawn on the advice of the Case Officer, Ms Woolf. This new application is for a smaller garage scheme, positioned as before, but reduced in scale and height on her recommendation.

'West Ride' is a detached 1980s brickface style building, which comprises of single storey bungalow accommodation with a garage at lower ground floor to the North. The site is accessed via a quiet semi-rural lane, which provides an element of privacy such that the property is not overlooked. There is a long driveway leading from this lane down towards the house; the 'top' of the site is made up of a level area before a steeper gradient is introduced (approximately a 4.7m incline). This level area forms part of the proposal for the relocated garage.

This development has been designed with consideration for the previous planning approval, reference 20/00761. Part of this previous approval was for the construction of a double garage with workshop and storage for garden equipment (lawnmowers etc). This new proposal has been designed smaller in size and significantly lower in height than previously approved, although now in one traditional 'box' shape rather than an 'L' shape.

The new garage is 12.435m x 6.15m (total: 76.48m.sq.) in size, compared to 11.91m x 9.435m – minus infill corner - (91.51 m.sq) previously approved.

The design principal has remained similar to the original approval in terms of its overall external appearance and materials, although overall its bulk has been reduced by some 15 sq.m. The height has also been reduced by approximately 1m . The outbuilding design enables it to be subservient with regards to its mass and height, also leaving the garden and existing driveway unaffected. The proposal will not allow for accommodation in the outbuilding.

The location of the double garage has been reconsidered due to several factors, but on

reflection, the groundworks are extensive and will disrupt much of the site at 'West Ride'. We believe that it is more considerate to the immediate surrounding landscaping to reposition the garage in accordance with this proposed location.

The repositioning of the garage will be set at least 6m away from any mature trees and will not cause any harm. The Council's Tree Officer carried out a site visit on Wednesday 18th May 2022 and has confirmed that he has no objections to the proposal.

Additionally, the outbuilding cannot be seen from the listed building, Boldre Grange Manor, located at the top (East) of Boldre Grange, which has been previously raised as a concern. This application for the reduced garage size and height, is positioned wholly on the existing driveway of 'West Ride' and is set considerably down from the road in height such that it is not visible from any surrounding properties.

EHW/ehw/1837\$