

DESIGN & ACCESS STATEMENT

To accompany a

Planning Application

For

**CONVERSION OF EXISTING GARAGE TO CREATE OVERFLOW
ACCOMMODATION ANCILLARY TO THE MAIN RESIDENTIAL DWELLING**

At

The Old Chapel, Chapel Pitch, Pool Hill, Newent, GL18 1LF



Design & Access Statement

Proposal: Conversion of existing garage to create overflow accommodation ancillary to the main residential dwelling.

Location: The Old Chapel, Chapel Pitch, Pool Hill, Newent, GL18 1LF

1.0 INTRODUCTION

1.1 This Design & Access statement has been produced by Aston Architectural Design Ltd. to support a householder planning application seeking the conversion of an existing garage to create overflow accommodation ancillary to the main residential dwelling, to be used by the applicant's son. This will allow the applicants (who are foster carers) to increase their fostering capacity, whilst ensuring their son has ample accommodation.

1.2 The statement explains in more detail the background, context, together with the amount, appearance, layout, scale, landscaping and access of the proposed development.

1.3 Other supporting documents submitted as part of this application will include (all submitted electronically);

- 1135-PL01 Site Location Plan
- 1135-PL02 Block Plan
- 1135-PL03 Existing Floor Plan, Elevations & Section
- 1135-PL04 Proposed Floor Plan, Elevations & Section
- Completed Householder Planning Application Form

2.0 SITE CONTEXT & SURROUNDINGS

2.1 The application site is located within the settlement of Pauntley (near Newent).

2.2 'The Old Chapel' is not listed.

2.3 'The Old Chapel' is a detached dwelling set centrally in a large curtilage. A single storey garage is located to the North of the dwelling which is subject of this application.

2.5 The garage and dwelling can both be viewed from the public highway.

3.0 AMOUNT

- 3.1 Site area (red line): 780 square metres
- 3.2 Gross internal area: existing / proposed 34 square metres

4.0 LAYOUT

- 4.1 The layout has been designed to utilise the existing ground floor space and retain the existing garage door opening which is to be replaced with glazed doors.

5.0 FORM & SCALE

- 5.1 The existing garage is simple in form and detailing. Single storey with a symmetrically hipped roof.
- 5.2 It is proposed to sympathetically present two gable ends, along with a flat roof dormer to the East elevation, in order to maximise headroom / useable floor area, without increasing the external footprint / encroaching on existing car parking areas.

6.0 LANDSCAPING / TREES

- 6.1 The garden areas associated with 'The Old Chapel' are mainly laid to lawn, with some areas of shrubs. There are a number of trees on the site, none of which shall be removed as part of the proposals.

7.0 APPEARANCE

- 7.1 Existing: external walls are rendered with a concrete tiled roof. The existing garage doors are painted timber.
- 7.2 Proposal: all proposed materials are to match existing, with the exception of the new dormer window which is proposed to be clad in a composite cladding.

8.0 ACCESS

- 8.1 Vehicular access is off 'Chapel Pitch' and is unaffected by the proposals.
- 8.2 Level access into the accommodation shall be provided in accordance with Part: M Building Regulations.

9.0 PLANNING HISTORY

9.1 There are 5 historical planning applications relating to 'The Old Chapel', most recently an approved application submitted in July 2006.

9.2 Please see the list below:

(Source: Forest of Dean District Council: View Planning Applications)

Construction of replacement roof and internal repairs following fire damage. Insertion of rooflights to the ground floor hipped roof and replace existing window with French doors. (Part retrospective).

The Chapel Chapel Pitch Pauntley Newent Glos GL18 1LF

Ref. No: P1059/06/FUL | Received: Thu 06 Jul 2006 | Validated: Thu 06 Jul 2006 | Status: Consent

Change of use to private dwelling. Construction of vehicular and pedestrian accesses.

Chapel Pitch Pool Hill Road Newent GL18 1LF

Ref. No: P8255/75/FUL | Received: Fri 11 Dec 1992 | Validated: Fri 11 Dec 1992 | Status: Refused

Change of use from chapel to dwelling. Construction of vehicular access.

Chapel Pitch Pool Hill Road Newent GL18 1LF

Ref. No: P8351/76/FUL | Received: Fri 11 Dec 1992 | Validated: Fri 11 Dec 1992 | Status: Refused

Change of use from methodist chapel to dwelling.

Chapel Pitch Pool Hill Road Newent GL18 1LF

Ref. No: P9131/87/FUL | Received: Fri 11 Dec 1992 | Validated: Fri 11 Dec 1992 | Status: Refused

Change of use of Methodist Chapel to residential dwelling. Construction of new vehicular and pedestrian access. (Re-submission).

Chapel Pitch Pool Hill Road Newent GL18 1LF

Ref. No: P8785/89/FUL | Received: Mon 10 Feb 1992 | Validated: Mon 10 Feb 1992 | Status: Consent

APPENDIX A: SITE PHOTOGRAPHS



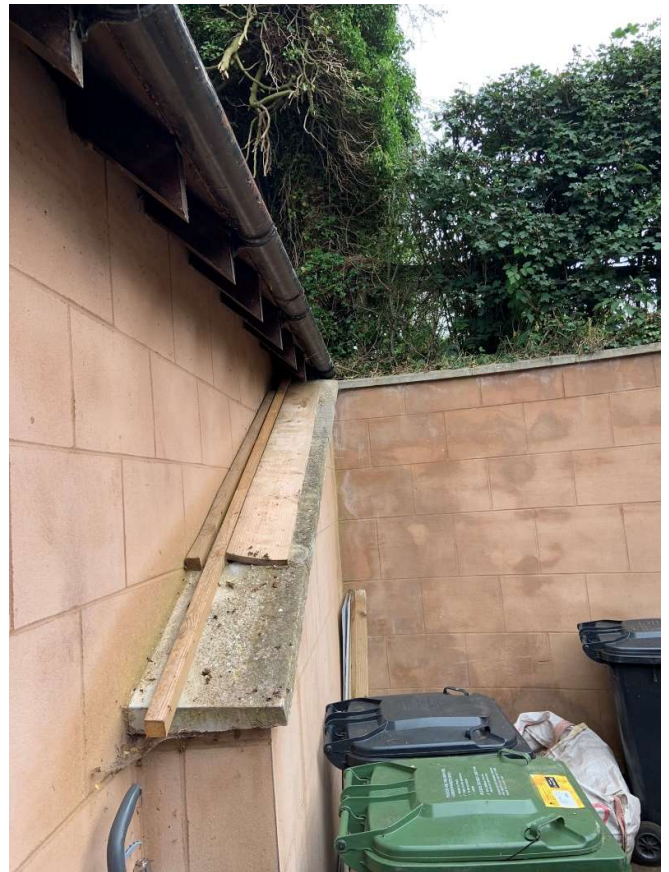
Existing garage viewed from Chapel Pitch.



Existing house 'The Old Chapel' viewed from Chapel Pitch.



Existing South elevation of garage.



Existing retaining wall / East elevation