



**PLANNING APPLICATION**  
**DESIGN AND ACCESS STATEMENT**  
**FOR**  
**MS K. SUTTON**  
**AT**  
**HIGH TREES**  
**POOLE LANE**  
**STROUD**  
**GLOUCESTERSHIRE**  
**GL5 5LD**

**1231 -BDR-V1-XX-ST-A- 6101**





## Brief Description

This Design and Access Statement is to support the planning application made to Stroud District Council, for the demolition of a open fronted garage and the erection of a garage with secure storage area and a home office in the attic space above. This application is to reinstate the lapsed consent of application S10-0435 for a similar style construction on the same location.

## Existing Site

- The existing building is of steel frame construction and in very poor state of repair, some of which has collapsed due to the excive load from foliage growing over and bearing on to the flat roof.
- Gardens, landscaping and other open areas of the site will not be altered. Any land disturbed due to the construction will be reinstated to its current state.
- Boundaries - walls, railings, fences or other means of enclosure, will all remain undistrubed by the proposals.

## Proposed Use

It is proposed to maintain the use as a private single dwelling.

- The new garage and hardstanding will be used, as present, for the parking of cars. The secure store will be used for the storage of gardening materials and implements incidental to the upkeep of the gardens and hardlandscaping around the propoerty.
- The attic space will be furnished as a home office, so as to maintain a safe working environment separate to but on the site of the family dwelling.

## Amount

The current building occupies a floor area of 46m<sup>2</sup>, once completed the proposal will have a floor area of 50m<sup>2</sup>, over two floors, on a plot of 585m<sup>2</sup>.

## Layout

- The proposal is a direct replacement for a structure currently in a state of colapse.
- The parking areas will be accessed in an identical way to existing with access provided via a shared driveway with the adjacent farm buildings. The office area will be accessed from either a full flight of steps from the parking area, or from a short flight from the properties 'front' garden.
- The impact of the layout on the energy consumption and thermal comfort during winter and summer performance will be minimised by exceeding the requirements of the building regulations.
- Advice will be sough through the 'Secure by Design' in crime prevention measures.

## Scale

- The height of the proposal is similar to that of the application approved in 2010, width and length of the proposal are similar to that of the existing structure.

## **Landscaping & Sustainability**

- The parking area will be concreted as existing.
- Its relationship to the surrounding area.
- Any area disturbed by the construction will be reinstated to match its current state.
- The area under the access staircase will be used for the storage of waste and recycle bins, bags and boxes. All lighting will be LED and any external lighting will be motion sensor controlled.

Refer to document 1231 -BDR-V1-XX-ST-A- 6104 for the sustainability statement

## **Appearance**

- The appearance of the proposed building will match as closely as possible the existing dwellinghouse.

## **Access**

The current vehicle and pedestrian accesses off of Pooles lane will be unaltered.

## **The following Local Plan policies have been taken into account;**

Stroud District Local Plan, November 2015. Sustainability Appraisal (SA) of the Stroud District Local Plan, November 2015.

## **Details of the existing surface water drainage system, including its current condition.**

The existing building allows water to run directly off of the roof on to the garden area to the rear. The proposal is for the rainwater goods to direct water in to a water butt with only excess water then running off to a soakaway.

## **For applications affecting the historic environment, heritage assets, their special interests and setting. Whether a designated or non-designated heritage asset, or affect one, refer to the Heritage Statement.**

Details of the heritage site are: .

|                          |                 |
|--------------------------|-----------------|
| Heritage Category:       | Listed Building |
| Grade:                   | II              |
| List Entry Number:       | 1340627         |
| Date First Listed:       | 31822           |
| List Entry Name:         | Stanley Park    |
| Statutory Address:       | Stanley Park    |
| County:                  | Gloucestershire |
| District:                | Stroud          |
| Parish:                  | King's Stanley  |
| National Grid Reference: | SO 83049 03863  |
| Legacy System Number:    | 131924          |

|                |  |
|----------------|--|
| Legacy System: | LBS  |
| Listing NGR:   | SO8304603871   |
| Details:       | Due to the distance from the application site to the heritage assest<br>there will be no effect on the assest. |

Refer to document 1231 -BDR-V1-XX-ST-A- 6108 for the heritage statement

This Design and Access Statement should be read in conjunction with the drawings and documents submitted with the planning application.