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Design Statement and Access Statement

Erection of a Carport At

**Priors
Priorsfield Road
Godalming
Surrey
GU7 2RG**

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1.00 Introduction

This Statement has been prepared on behalf of Mr & Mrs Stout.

It has been produced to support the proposed scheme to erect a carport at their property in Priorsfield Road.

2.00 The Site & Access

Priors is a detached property set back from Priorsfield Road. Priors lies within the Green Belt, outside the settlement boundary. The property is set in a large plot with a substantial gravel drive to the front and garden to the rear.

There are no proposed changes to the property entrance on to Priorsfield Road.

There are no trees or shrubs to be removed.

The house is served by an existing garage to the North of the main dwelling. The approach to the garage is awkward especially modern cars and the garage is not suitable for accommodating modern vehicles.

Due to the size of the plot the existing garage is used to house the garden machinery necessary to maintain the land together with a ride-on lawn mower.

The proposed open fronted carport will provide protection for two cars from tree sap, pollen and leaf fall caused by the mature trees and hedging that line the boundaries.

Being able to park two cars off the drive will improve the openness and views of the front of the property and make it safer and easier to exit the property in a forward motion.

3.00 History

There is no available history for the property on the planning website.

4.00 The Design

The proposed open fronted carport is of traditional oak framed construction with softwood featheredge cladding and a clay tiled roof. The proposed garage is 6.300m wide x 6.000m deep necessary to accommodate two modern family vehicles.

The siting of the proposed carport is to the left of the property towards the southern boundary with the adjacent property, Smeaton. The proposed carport is set some 5m in from the existing mature tree and shrub lined neighbouring boundary.

The carport is positioned 18m in from the existing mature tree and shrub lined front boundary with Priorsfield Road.

Neither the front garden, drive or the proposed carport will be seen from the road or the neighbouring properties as they are totally screened by boundary fencing, mature trees and shrubs. The proposed carport therefore, has no adverse effect on neighbouring amenities.

The proposed carport has a roof pitch of 35 degrees which keeps the roof height to the minimum that can be achieved, whilst maintaining a plain clay tiled roof. We aware the conservation officers prefer steeper more traditional roof pitches within the Green Belt however, with the building set away from the main dwelling we have proposed the minimum roof pitch at this stage.

To ensure the size, bulk and mass of the building are kept to a minimum the following design features have been incorporated:

- Roof pitched at 35 degrees (minimum roof pitch for clay tiles)
- Full hips to ensure the bulk and mass of the roof is kept to an absolute minimum letting as much day light past the roof as possible
- The garage bays are open fronted

The choice of traditional oak framed construction was decided upon because of:

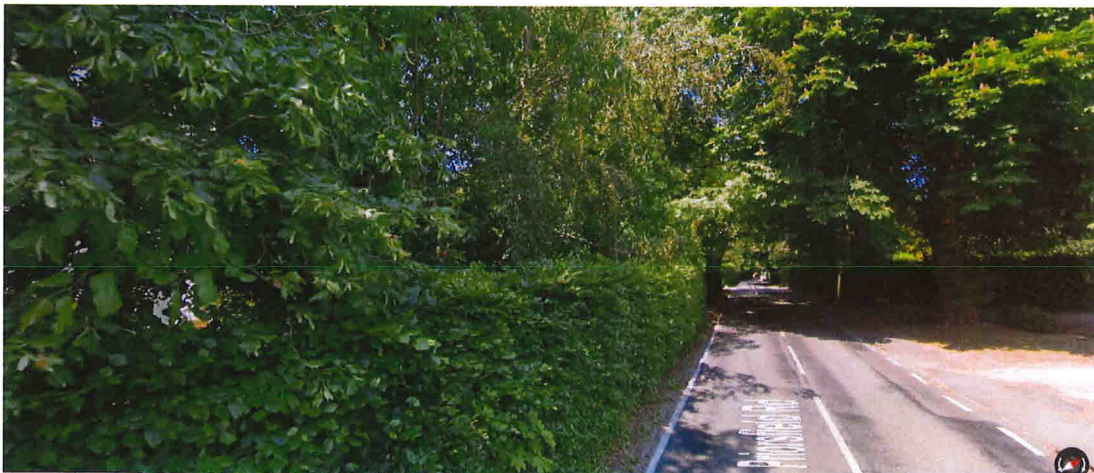
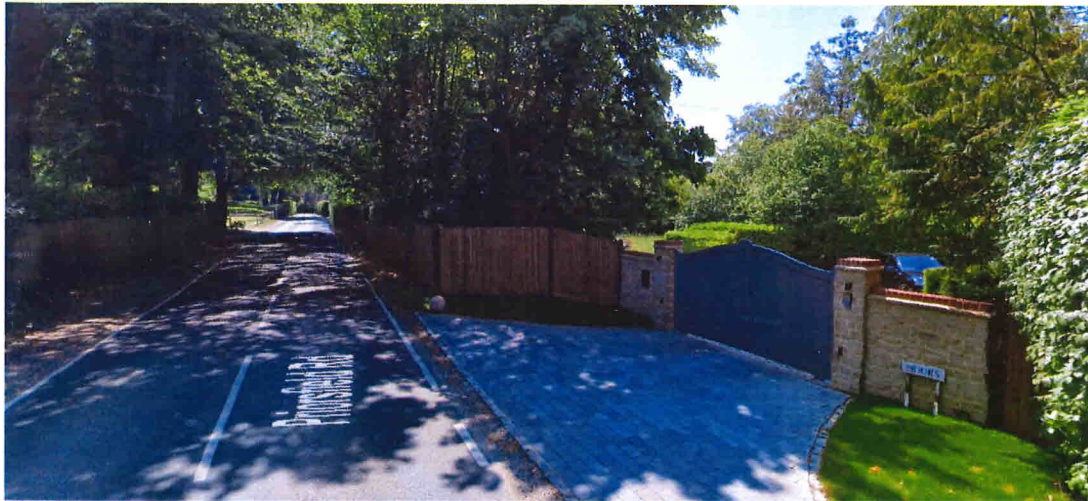
- The desire to remain in keeping with the naturally rural location
- Maintain the low density rural aspect
- The natural beauty of the traditional oak
- The lack of maintenance required for oak compared with other methods of construction
- The oak used is part of the sustainable forestry scheme developed by the Forestry Commission and as such the choice of this form of construction is in harmony with the environment
- The building will be bleached by the sun and turn a natural silvery grey to match the back drop of the trees

The design has been deliberately and deliberately developed with its' simple open garage bays to ensure it does not detract from the openness of the Green Belt or spoil the attractive frontage within the setting of Priors.

Aerial View of Priors



Street views from Priorsfield Road



As can be seen from the above street view photographs the proposed outbuilding will not impact on the neighbouring amenities or the street scene as it is completely screened and will enhance the setting of the property without impacting on scale or character of the existing dwelling.

This proposal will maintain the secure, safe and accessible storage of the garden machinery and the ride on lawn mower within the existing garage preventing the need for a separate additional outbuildings.

Where planning permission is required, new ancillary domestic buildings in the curtilage of dwellings located in the Green Belt (outside the Defined Settlement) are permitted provided they:

- Do not constitute a dominant feature and are not excessive in size having regard to the size of the dwelling they serve.
- Do not detract from the rural character or appearance of the locality.
- Are not to replace any existing garage that has been converted to residential use.
- Will not be used for any purpose which is not incidental to the enjoyment of the dwelling .

5.00 Conclusion

Sited within the Green Belt and outside the development boundary.

There is a need for secure ancillary garden machinery storage and for the ride on lawn mower which currently occupies the existing garage.

We have taken care to ensure that the design of the proposed garage is sympathetic to neighbouring properties as well as being in keeping with the rural aspect of the surrounding area. The scheme meets our clients' requirements to provide an open garaging for two family vehicles.

In our experience it appears to be accepted in planning terms that properties of this size should be serviced by two garage bays. The existing arrangement does not provide these facilities and can't be converted to satisfy these needs.

This proposal allows for two vehicles to be stored under the canopy of the open carport, protecting the vehicles from the trees and keeping them off the drive thereby improving the appearance of the property within its boundaries.

The size, height, bulk and mass of the proposed garage have been kept to a minimum by incorporating a 35 degree pitched fully hipped roof. The style of building ensures it is proportionate to the existing dwelling.

Tucking the proposed carport to the left will keep the cars away from the front of the dwelling and be sympathetic to the openness of the Green Belt.

The location and style of building will also prevent any impact on the character of the Area.

The building can't be seen from the road preserving the street scene.

The building can't be seen from any neighbouring properties and therefore has no visible impact on any neighbouring amenities.

The proposed carport will not be a dominant feature due to its design, size and location as it is tucked away to the south of the property, out of sight of the front and rear of the property and from the road or neighbouring properties.

The level of screening to the boundaries can be seen from the following photograph viewed towards the southern boundary of Smeaton with the front boundary to Priorsfield Road to the left of the photograph.



The proposed carport is to be positioned to the right of the van in the above photograph.

The additional garaging is not replacing any existing garage that has been or will be converted to residential use.

The proposed carport will not be used for any purpose which is not incidental to the enjoyment of the dwelling.

The proposed carport will have not electrics so there will be no light pollution.

We are confident this proposal satisfies our clients' brief for secure storage of their garden machinery and ride on lawn mower whilst maintaining covered parking for two family cars and maintaining safe vehicular egress from the property. We believe this proposal satisfies current planning policy.