

13th October 2023

Planning Application

The Wheatsheaf
Newton Road
Hainford
Norwich
NR10 3LZ

Proposed Garden room with attic space to be used as a home office

Planning, Design and Access Statement

Introduction

Our proposal seeks approval for a 2-storey building to be used as a garden room complete with a home office in the Attic space. Planning approval has been granted previously on application number 20190589 on 10th July 2019 for a 2 storey Cart Lodge based on the same footprint and in the same area of the garden by the previous owner of the property. Our client – the new property owner needs to use the building differently to the previous plans. The base for the building is already in situ as this was carried out by the previous owner, but no development above ground level has started,

Use

The proposed building will be used as a garden room and home office

Amount

The proposed building will cover an area of 53.25sqm. The usable area to the ground floor will be 44.25sqm – suitable for a garden room and the usable area to the first floor will be 45sqm – suitable for a home office. The size of the proposed building is adequate for the proposed use

Layout

The layout of the building will require no alterations to the existing entrance from Newton Road. The proposed building will be situated within the curtilage of the property.

There is a driveway leading from Newton Road which will lead up to the proposed building

Scale

The proposed Building will have a footprint of 7.5m x 7.1m, with an eave's height of 2.80m and overall height of 6.1m. The property is a brick built detached property with a tiled roof. It has an overall height of approximately 8.5m. The proposed outbuilding will not be overpowering to the property

Landscaping

There is no landscaping proposed for our development. The area already has a drive leading to it and the proposed building is adjacent to this

Appearance

The proposed building will be constructed to enhance the appearance and minimise impact on the environment, we have chosen to a cut an Apex style roof with front dormer. We will use horizontal cladding on the proposed Building. The roof will be finished with Wienerberger clay pan tiles – colour Tuscan. These materials will blend in with the surrounding area and are typically found on buildings of this style

Access

The access to the site is served by Newton Road. The development is situated off the main highway and it requires no additional vehicle movements on or off the highway. Access for emergency vehicles would be via the proposed entrance.

