

'Nampara',
Graffham,
GU28 0NS

Replacement of existing garage with ancillary building to provide home office, gym, games room and guest bedroom / annex

Design and access statement

PROPOSAL

The property is a detached dwelling located to the west of Graffham Street. The property borders but is outside of the built up area of Graffham village.

The proposal is to replace the existing sub standard garage building with a single storey ancillary building to provide a home office, games room / gym and guest bedroom with shower room.

The existing garage building is constructed of brick with a fibre cement roof and is of limited quality.

The applicant proposes to replace the existing building with a building of higher quality which will be constructed of timber frame with dark stained weatherboard under a slate roof. Slate has been chosen specifically to allow the roof pitch to be kept to a minimum, thus reducing the height of the building.

ECOLOGY

The existing building is not of a construction that provides any suitability for bats and so there is no potential for impact on protected species.

The application proposes to include a bird box and bat box on the building to provide improved habitat and enhance the biodiversity of the site.

SCALE

The existing dwelling has a GIA of 187.53m², the garage building has a GIA of 36.84m²

The dwelling and garage therefore has a combined GIA of 224.37m²

The proposed building has a GIA of 67.68m², combined with the house this results in a total proposed GIA of 255.21m²

This results in a total increase in GIA of 13.7%

Policy SD31 of the Local Plan restricts extensions to 30%, and as such complies with policy SD31.