

Brown Garage, Town House, Mill Road, Ingham

Design & Access Statement

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Prepared by Applicant

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1.0 INTRODUCTION

This Supporting Design & Access Statement has been prepared by the applicant and accompanies an outline planning application for the conversion and alteration of an existing timber garage/outbuilding known as Brown Garage at Town House, Mill Road, Ingham, to create a separate residential dwelling, together with associated landscaping works.

The purpose of this Statement is to provide background information on the proposed development, and identify the key elements which have informed the application.

2.0 SITE AND CONTEXT

The proposed site currently forms part of the land owned by the applicant and known as Town House, Mill Road, Ingham. The proposed site comprises 0.021ha of land and is occupied by a single storey garage with lean to, driveway (accessed from Sea Palling Road) and gardens. The garage is of timber construction with a pitched flat felt covered roof. There are timber framed single glazed windows and glazed single doors to the south facing elevation, and timber double and single doors to the north facing elevation.

The site is located to the south of Sea Palling Road, Ingham.

A search of the Environment Agency's Flood Mapping System identifies the site as within Flood Risk Zone 1; the lowest risk of flooding.

A search of Historic England's website confirms that the closest listed building is Town House located approximately 60 metres to the western corner of the site. This is owned by the applicant.

3.0 PLANNING HISTORY

There is no planning history relating to the timber garage available on the Local Authority Planning Portal.

4.0 PROPOSED DESIGN & ACCESS CONSIDERATIONS

The proposed development description is:

“Outline Planning Permission for the conversion of existing timber double garage and lean-to to create 2 bedroom single storey dwelling within footprint of existing garage and concrete pad to rear. The proposed works will create a new residential dwelling with landscaping works to the associated south facing rear garden and north facing front garden and driveway. New boundary fencing will be installed to create a formal boundary between the proposed new plot and the existing site known as Town House, Mill Road, Ingham.”

The proposal is not considered to cause any detrimental impact upon the quality of the area or the visual amenity of surrounding buildings within the village of Ingham.

The scale and massing of the development has been designed to not exceed surrounding existing buildings. Properties within the area vary between small bungalows and two storey detached and semi detached housing. As such there is no real sense of conformity in terms of scale and character within the area. The proposed rear extension will not exceed the ridgeline of the existing garage/outbuilding; the proposed building and all elevations will be in keeping with neighbouring properties and the existing building itself.

The proposal would include the following:

External Alterations

To facilitate the proposed conversion to a residential dwelling, external alterations are required as follows:

- replacement of 2nr. windows to east facing elevation in existing openings.
- replacement of solid timber door in north facing elevation with solid front door in existing opening with new glazed sidelight to the right hand side.
- infill of timber double doors and insertion of 1nr window to north facing elevation.
- insertion of 1 skylight in the existing west roof slope of the lean to.
- insertion of 4 roof lights in the new west roof slope of the new extension
- infill of glazed timber door and insertion of 1nr. window to south facing elevation.
- insertion of 4nr new windows to the west facing elevation of new extension.
- insertion of bifold doors to south facing elevation of the new extension.
- replacement roof covering, material to be agreed - to match or sympathetic to existing.
- cladding of garage in horizontal panelling (timber or material to be agreed) to match or sympathetic to existing, with an insulated cavity.
- new extension to rear, sitting predominantly on the footprint of the existing concrete pad, materials to be agreed, but to match with agreed materials to the existing garage.

The main form of the existing garage is to be retained, with the new rear extension linking visually with the existing by use of the same or similar external materials. The site is gently sloping, and as such, the extension roof sits lower than the existing, maintaining the same

views of the existing building from the road frontage, with minimal visibility of the side elevation of the new extension, ensuring the new extension does not dominate visually.

Roof pitches are maintained to the existing garage, with the roof pitches of the new extension mirroring the main garage with a slight step down. Rainwater is directed down all roof slopes to gutters running along the verges as per the existing arrangement.

Service Connections

It is proposed that new electrical and data connections will be provided from Sea Palling Road.

It is proposed that hot water and heating will be by air source heat pump and hot water cylinder.

It is proposed that storm and foul water will be discharged via a sewage treatment plant, to be sited within the boundary of the proposed site.

Landscaping and Access Works

A number of landscaping works are proposed to define the residential curtilage and provide a suitable surface for car parking.

A portion of the existing residential garden belonging to Town House, Mill Road, Ingham, is to be sectioned off and allocated to the proposed new dwelling. The proposed boundary line is shown on the location and block plan, and sits to the south of the existing poplar tree, providing circa 85sq.m of garden. A 1.8 metre close-boarded fence is proposed to form the southern boundary of the site (to match in with existing boundary treatments) along with a small return of 1.8m close-boarded fence to the north facing elevation to continue and complete the boundary fencing between the neighbouring premises at 1 Northview, Sea Palling Road, Ingham and Norfolk Cricket Ground. A native hedgerow boundary is proposed to the front of the site, to tie in with the neighbouring premises, in keeping with the rural location. Additionally, native hedgerow and new tree planting could be incorporated along the new southern boundary if required.

Access to and from the site will be via the existing driveway, providing vehicular and pedestrian access from Sea Palling Road. The existing single timber door opening will provide access to the proposed dwelling, with a new door to be fitted to the opening.

The access and driveway is currently predominantly laid with pea shingle gravel though is overgrown with vegetation. It is proposed to clear vegetation and top up the existing gravel with Breedon Golden Amber gravel or similar. This area will provide parking and space for bins.

6.0 CONCLUSION

The applicant seeks Outline Planning Permission for the conversion of existing timber double garage and lean-to to create 2 bedroom single storey dwelling within footprint of existing garage and concrete pad to rear, together with landscaping and highways works.

The proposed development is believed to be consistent with the Adopted Development Plan, the North Norfolk Design Guide and the principles underpinning the National Planning Policy Framework and any necessary particulars could be conditioned under outline approval.

In summary, the proposal will:

Facilitate the conversion of the existing garage/outbuilding to form a new 2 bedroom residential dwelling;

Be sensitively designed to positively respond to the garage's countryside location, retaining the existing garage height and road facing frontage to minimise any visual impact; and,

Retain and refresh the existing driveway and form a private garden to the rear by sectioning off a portion of the applicant's existing garden/land, in scale with the size of the new internal residential floorspace.

On this basis, it is respectfully requested that outline planning permission for the proposed development is granted.

Photographs are provided overleaf.

7.0 PHOTOGRAPHS



