

Southborough

Building Services Ltd
DESIGN & BUILD

DESIGN & ACCESS STATEMENT.

Clients:

Mrs G Millar

Site address:

Waverley Cottage
Glendene Avenue
East Horsley
KT24 5AY

Project:

Replacement of defective pre-fabricated garage

Site description:

The existing three bedroom detached bungalow sits in a large plot. It is sited well back from the road allowing ample parking in the front garden.

Side and rear boundaries for formed with hedges / tree and fencing.

The existing garage is set to the side of the bungalow over 8 m back from the front elevation.

Proposal:

The bungalow is of brick construction with a white painted external finish and a tiled roof .

The existing garage is of pre-fabricated concrete construction with a flat roof.

It is not in keeping with the style of the bungalow and detracts from the character of this.

The garage is also defective in its lack of DPC/ DPM and the roof / doors / windows have reached the end of their serviceable roof.

This proposal seeks to replace the existing garage with a new structure that will be constructed in a way and with materials that complement the bungalow and are to current building regulation standards. The new garage will be located on the footprint of the existing garage, the front and side elevations will be on the same lines as the existing front and side elevations. The rear elevation will move 1m back into the rear garden.

The roof is to be a pitched roof, matching the bungalow and covered in matching roof tiles.

Relevant planning history:

I could find no planning history relating to the property, other than the construction of the original bungalow.

Tel: 0208 241 6747

Mike Mobile: 07801 495214

Arun house, Church Street, Rudgwick, West Sussex, RH12 3HJ

Impact on scale and character

The bungalow is set back from the road and the proposed garage will be a further 8m back from the front elevation.

The proposed use of matching external materials would mean that there is minimal impact on the character of the existing property.

The Impact on neighbouring properties:

Due to the use of matching materials and a design that compliments the original design of the property the proposed garage should have no negative impact on the neighbours' amenities.

Access to the bungalow from the road remains unchanged, parking remains unchanged and side access to the rear garden is unchanged.

Given the above I consider that I have complied with the relevant planning policies and guidelines.

These being:

Impact on scale and character of the existing dwelling and surrounding area.

Heritage conditions

Impact on neighbour amenity

Parking considerations

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