

PROPOSED ENLARGEMENT OF EXISTING GARAGE AND  
ERECTION OF GARDEN ROOM / GYM

AT

THE BRAE  
LONDON ROAD  
CHALFORD  
STROUD  
GL5 2TS

FOR  MR PATRICK FRIEND

DESIGN AND ACCESS STATEMENT.

DAVID SCOTT  
ARCHITECTURAL DESIGN AND PLANNING CONSULTANT  
47 LONDON ROAD  
STROUD  
GLOUCESTERSHIRE  
GL5 2AD

mobile : 07836 664089

email : [david@scottdesigns.co.uk](mailto:david@scottdesigns.co.uk)

web : [david-scott-design.business.site](http://david-scott-design.business.site)

## **Introduction**

The following statement has been prepared in support of the planning application for the proposed alterations to enlarge an existing garage and for a garden room / gym over. This statement should be read in conjunction with the submitted drawings.

The alteration to the existing garage will enhance the parking and turning facility. The garden room will offer a room where the extended views over Chalford Valley can be enjoyed.

## **Site description**

The Brae is a semi-detached house in 0.098 hectare of mature garden located within the Brimscombe settlement boundary. It is located at the end of a single lane road accessed off the A419. The property is set in a large well landscaped garden overlooking the Chalford Valley. The site slopes steeply from the north boundary down to the access road. To the west of the site is number 2 Clevedon Cottages a semi detached house, to the north is woodland with open field beyond, to the east is Highlands the house forming the semi along with The Brae and to the south is the access road with the gardens of Queen's Court beyond.

## **Proposal**

The proposal involves the enlargement of the garage and formation of a 5.0m x 6.7m room over. The works involves the removal of the roof of the existing garage and enlarging the parking area by excavating to the rear and side towards the house. Blockwork retaining walls will be erected to form the garage walls and a timber frame structure will be erected over to form the garden room / gym. The walls will be finished with a combination of horizontal timber cladding and render. The roof will be finished with natural slate. A balcony with glazed balustrade will be formed on the south elevation to give a sitting out area where the views can be enjoyed.

## **Access**

The host property is an existing family home, there will be no increase in the number of occupants or vehicles accessing the property