



## **Design and Access Statement**

### **Replacement Garage**

**At**

**5 Station Road**

**St Georges**

**W-S-M**

**BS22 7XH**

## **Design and Access Statement – 5 Station Road, St Georges**

We are writing this Design and Access Statement in support of the planning application for the proposed changes at 5 Station Road, St Georges, WSM.

### **Introduction:**

The property at 5 Station Road is a link detached bungalow situated on a corner plot with a dilapidated stand alone garage.

### **Design Rationale:**

The proposed changes have been carefully considered to complement the existing dwelling choice of materials, colours, and proportions are appropriate for the size of dwelling and plot. The existing garage is in a state of disrepair and therefore requires replacement.

### **Access:**

The proposed alterations do not alter the existing access to the property.

### **Impact on Neighbours:**

Consideration has been given to the impact of the proposed alterations on neighbouring properties, the replacement of the garage will have no adverse impact on the surrounding dwellings.

### **Materials and Sustainability:**

The materials proposed for the extension have been chosen for their durability, and compatibility with the existing structure.

### **Ecology:**

The proposed works will have no impact on the local ecology – particularly bats. However, there will be a brief given to the eventual builder to note any impact on protected wildlife habitats (such as the bats), so that if any are found all works will be immediately and Natural England contacted on (0300 060 3900).

During the survey of the existing property, we found no evidence of bats or any other protected species and it is unlikely that any of the structure where the proposed works are carried out are suitable for such.

**Trees:**

No Trees will be affected by the proposals.

**Conclusion:**

In conclusion, the proposed alterations improve the functionality and longevity of the dwelling. The existing dilapidated garage is very unsightly and we consider that this development will be an improvement on the street scene.

Yours sincerely,

Ricky Tomlinson MCIAT  
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