

## **Design and Access Statement**

### **14 Tall Elm Close, Bromley, BR2 0TT**

#### **Introduction**

This is a Planning, Design and Access statement in support of a planning application for a lawful change of use of existing garage to a habitable room with an ensuite shower at 14 Tall Elm Close, Bromley, BR2 0TT.

#### **Site Context.**

The application site is a 4 bedrooms detached house including an attached garage for a single car.

The house provides accommodation over two floors, at ground floor there is a hall, toilet, staircase leading to the first floor, living room, dining room, kitchen and utility room.

At first floor level there are 4 bedrooms, storage and a bathroom.

#### **Proposed Use**

The application proposes the conversion of the existing locked and unused garage on the ground floor to a single bedroom including a shower room.

#### **Appearance and Alteration**

The scheme of alteration in this case which will involve the existing garage is to be converted to a single bedroom and an ensuite shower, the garage door to the front elevation to be removed and changed to a window with brickwork to cill level for the new single room.

All external materials to match existing.

#### **Access and Landscaping.**

The change of use has no landscaping implications or alterations to existing entrance. The access into the room will be through the existing entrance into the house.

#### **Amenities**

The proposal will not compromise the amenities currently enjoyed by the neighbouring properties as the proposed density is similar to that of a single family dwelling.

## **Parking and Cycle Storage**

The property has an off street parking for a single car. There are also unlimited and unmarked road parking spaces that can also be used.

Secured cycle located at the existing back garden of the property,

## **Waste and Recycle collection**

There is existing provision for waste collection and recyclable waste in place at the property.

## **Supporting Documentation**

Alongside this planning statement is the following:

- TPA.AR.GA.01-Location Plan
- TPA.AR.GA.02-Site Layout
- TPA.AR.GA.03-Existing Plans
- TPA.AR.GA.04-Existing Elevations
- TPA.AR.GA.05-Existing Sections
- TPA.AR.GA.06-Proposed Plan, Section & Elevation

## **Conclusion**

The proposal makes efficient use of land, without creating overdevelopment on the site, whilst also ensuring a sustainable development is achieved and

1. The sensitive and neat design ensures that the character of the existing surrounding buildings is not compromised and the scheme respects the surrounding townscape and is suitable for the topography of the area.
2. The proposed development has no impact on the adjoining premises and therefore there would be no loss of amenity to the neighbouring buildings and occupiers.
3. Makes an efficient use of a wasted space (unused garage) within the property. The development should therefore be considered to represent an appropriate use of the building and good standard of accommodation.