



Design and Access Statement

Proposed garage conversion at The Spiral, 16 Lower Farm, Halton, Bucks, HP22 5NS

Job: 2332

Date: 2nd January 2024

1.0 STATEMENT:

- 1.1 The garage/workshop building for The Spiral, 16 Lower Farm, is located in the end of the converted farm buildings which form the north wing of The Leys. It is separated from The Spiral and reached via a shared access zone located to the rear of the main house. There is a generous parking space to the north, off The Leys access road.
- 1.2 The existing double garage has not been used as such for a long time. Currently it is used as workshop and for storage.
- 1.3 The proposal is to develop the existing garage/store building to create a ground floor home gym and shower, through access to the external parking area, plus a first-floor home office space and thereby renew the lapsed grant of planning permission ref: 08/01728/APP approved on 29th August 2008.
- 1.4 The relationship of the garage building to the neighbouring buildings is unchanged.
- 1.5 The proposed uses will have no impact on the amenity of the immediate neighbours.
- 1.6 No additional hard or soft landscaping is proposed as part of this application.
- 1.7 No change to the existing on-site parking provision is proposed as part of the development.
- 1.8 No change to the existing provision for recycling and general waste bins is proposed.
- 1.9 No change to the existing provision for bike storage is proposed.
- 1.10 No change to the existing external materials is proposed.
- 1.11 The garage doors in the northeast elevation will be retained to maintain the visual appearance of the garage.
- 1.12 The two roof windows inserted into the northeast roof elevation will match the existing roof windows in the adjoining residential units, and the single window inserted into the southwest external wall will similarly be designed to match the existing windows in the adjoining residential units.

2.0 CONCLUSIONS:

- 2.1 The principle of the converted garage as proposed is not a contentious issue and received a grant of planning permission in 2008.
- 2.2 There are no changes required for the pedestrian and vehicular access for the site.
- 2.3 The design has no discernible impact on the street scene in the area.
- 2.4 There are no overshadowing /overbearing/daylighting issues relevant to the immediate neighbours.
- 2.5 We consider that there are no other planning related issues that would militate against the proposed scheme.
- 2.6 In the light of the above, therefore, we trust that the Local Planning Authority will look favourably upon this proposal and that planning permission will be granted in due course.

IFOR RHYS riba,
2nd January 2024