



Design & Access Statement

Location: 142 Shipton Road, York, YO30 5RU

Proposal: Single storey garage extension

Introduction/Use

This design and access statement is produced for the garage extension to 142 Shipton Road, York on behalf of Mr & Mrs Ness. The works consist of a new single storey front extension to the detached property. The property is currently a two storey dwelling. The existing property is in a residential estate on the outskirts of York. The property is currently a 5 bedroom detached property. The application seeks to increase the garage to allow multiple cars to be stored internally.

Amount

The proposal is for a garage extension in single storey form with a pitched roof. The garage extension is 4.7m deep to allow for double parking. The front build line extends marginally beyond the neighbours front wall. The new garage door will be of increased width but match the existing style. The plot as a whole is substantial enough for this type of extension and the build footprint is not increasing significantly.

Layout

The position of the proposed extensions is to the front on the existing driveway. The extension is a double width garage which brings the front of the building forward 4.5m and towards the front of the neighbouring property.

Scale

The ground floor extensions are typical for this type of dwelling in the area. The roof line is significantly lower than any existing and subservient to the main house and neighbouring extensions. The extension has a depth of 4.5m and a width of 6m.

Landscaping

The boundary treatment will remain as existing to the front and rear. The close boarded 1.8m fence and hedging will remain to the rear. The frontage will remain largely as brick walls with the open hardstanding to maintain the parking area.

Appearance

The proposed extension will be primarily brick and tile to match the existing. The garage door will be a match to the existing.

Access

The site lies on Shipton Road, approximately 2m from the centre of York. The site is accessed from Shipton Road for pedestrians and vehicles. The property is on an easy walking route to the local conveniences and close to public transports main spine routes into York Centre. The bus stop is 50m from the property on Shipton road. There are ample shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Shipton Road.