

## **DESIGN & ACCESS STATEMENT**

### **Local Authority:**

Swale Borough Council.

### **Site:**

Camwa Ash, Bull Lane, Boughton under Blean, ME13 9AH.

### **Description of Development:**

Erection of a garage to side elevation, existing garage space to be re-allocated to Utility Room (removal of existing garage doors replaced with new window to match existing).

### **Use:**

Residential

### **Flood Risk:**

The site is located within Flood Zone 1 as indicated on the GOV.UK 'map for planning' interactive map.

### **Relevant Planning Policies:**

Conservation Area.

### **Site:**

Situated on the corner of The Street and Bull Lane the property is a 3 storey semi detached residential dwelling with a garden to the rear & side.

### **Design:**

The existing garage currently accessed from the driveway is inadequate for use therefore a new garage in matching brickwork, coping stones & painted timber doors is proposed. Located within the ample garden space to the side of the property where a substantial / established hedge shields the location of the proposed garage from The Street.

The rear garden area is unaffected and remains the preferred seating area in clement weather. The current garage space is to be re-allocated to a Utility Room and accessed internally.

### **Refuse Storage & Collection:**

Refuse storage & collection is to be allocated within the proposed garage.

### **Car Parking and Cycle Storage:**

Driveway parking is unaffected, cycle storage is to be allocated within the proposed garage.

### **Drainage:**

The existing storm & foul drainage system is unaffected.

### **Design Overview:**

The proposal incorporates matching materials and a design conducive with that of the local vernacular. The proposal has been designed with regard to the Council's Local Plan and in light of the above it is considered that the proposal is acceptable and should therefore receive the Local Authority's approval.