

Design and Access Statement

1. Proposal: To build a garage to serve an existing bungalow on land rear of Woodland Lodge Spring Valley Lane Ardleigh Colchester CO77SD
2. Prepared by: Mr and Mrs R Wyncoll of Woodland Lodge Spring Valley Lane Ardleigh Colchester, CO7 7SD [REDACTED]
3. Dated: 1st January 2024
4. Site address: Land rear of Woodland Lodge, Spring Valley Lane Ardleigh, Colchester, CO77SD
5. Purpose of the application: This Design and Access Statement has been prepared in support of a planning application for a garage to serve an existing bungalow on land rear of Woodland Lodge Spring Valley Lane Ardleigh Colchester CO77SD.
6. Ownership of the site: The application site is outlined in red on the location plan that accompanies the application. The area which is outlined in red and blue is wholly in the ownership of the applicants by way of two separate land titles. The area outlined in red only is an access drive with a public right of way and owned by others.
7. Site location: The application site is located on land to the rear of Woodland Lodge, Spring Valley Lane, Ardleigh, Essex CO7 7SD and is outlined in red on the location plan that accompanies the application.
8. Access: Access to the application site is by an existing public right of way from Spring Valley Lane to Woodland Lodge and then by way of an established private drive past No 1 and No 2 The Coach House to the rear of Woodland Lodge.
9. Size of the proposed new garage: 5.9M wide x 5.2M deep x 4.4 high x 35 deg roof angle
10. Flood risk: The application site is on ground that gently slopes down from east to west. There has been no flooding of this land during the ownership of the applicants. There is therefore very little risk of flooding on this site.
11. **Drainage:** Surface water dispersal will be by way of soakaways.
12. Design aims of the proposed garage:-

To ensure the building is well related and in proportion to the original dwelling by the specifying of external wall finishes to be soft red bricks to match the new bungalow with cement render above and red brick solders above the front opening which is similar to the wall finishes of Woodland Lodge. The roof tiles being plain tiles to match that of Woodland Lodge.

To achieve a roof that is not visually intrusive on the skyline or the open character of the surrounding countryside by specifying a gable roof with a 35 deg pitch. The plain tiles with a multi red finish creates a roof with visual diversity to the new bungalow while retaining a link to the neighbouring Woodland Lodge.

To create an space for the installation of battery storage for the solar panels and associated paraphernalia.

To create an area for expansion of renewable equipment for future developments and improvements.

To create an optimum roof angle on the south facing roof for the installation of solar panels.

To retain sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside.

Not to represent over-development of the site.

13. External finishes for the proposed garage:

The walls will be Red Stock bricks for approx 600mm high to match existing bungalow with lightweight blocks above finished in white self coloured smooth cement render. The roof will be covered in multi red Sandtoft plain tiles to match the tiles on the roofs of Woodland Lodge. Fascia's and soffits in white UPVc to match the existing bungalow.

14. Boundary treatment and Landscaping: There will be no change to the existing boundary treatment or landscaping.

15. Electric Charging Point: An electric vehicle rapid charging point will be provided in the new garage or just outside the garage.

16. Impact on neighbouring properties:- The proposed garage is not visible to any public space so would not adversely affect adjoining properties or main habitable rooms in terms of privacy. The nearest neighbouring property not under the ownership of the applicants is 355M from the application site. The siting of the proposed garage together with being a single storey dwelling form ensures that there would be no impact on the amenity of the neighbouring dwellings, There will be no loss of privacy by overlooking, no loss of light or overshadowing of adjoining properties and no overbearing impact upon any neighbouring dwellings.

17. Concluding statement:

The applicants invite the Council to consider the following:-

That the size, scale, and height of the proposed garage is in keeping with the character of the locality in terms of design and materials.

The proposed garage will provide a roof angle of 35 deg angle position which is recognised as an efficient angle for the use of solar panels on a south face roof.

The proposed garage will provide an additional space for the installation of solar panels.

The garage will provide a larger space for PV battery storage equipment with the advantage of providing space for expansion.

That the proposal would not exacerbate any existing access, drainage or other problems associated with the site.

That the proposal would not adversely affect adjoining properties or main habitable rooms in terms of privacy .