

Verification Information.

The existing use of this 1960s house is as a residential domestic dwelling. The property backs on to Bristol Parkway railway station car park from which it is screened by a mature hedgerow maintained by the station.

The applicant proposes to demolish the existing detached garage, garden/sun room, greenhouse and small hexagonal sun house, then replace these 4 buildings with a new detached garage/workshop/garden-room all in one new building to the rear of the garden and a minimum of 1m away from the rear and side boundaries.

As the proposed new garage/workshop/garden-room is:-

(a) single storey with a maximum eaves height of 2.5 metres above ground level and maximum overall ridge height of four metres above ground level with a dual pitched roof, and

(b) has no verandas, balconies or raised platforms and no more than half the area of land around the "original house" would be covered by this replacement/addition or other buildings

it is believed that the proposed development falls within 'Permitted Development'.

Confirmation is therefore required via this LDC (Proposed) application to prove that the proposal does in fact meet 'Permitted Development' criteria and can lawfully proceed.

Plot Area and Development Notes:-

Total Area of overall plot = 529sq.m

Total 'footprint' area of original house = 102.60sq.m

Total 'footprint' area of existing attached conservatory = 16.20sq.m

Total 'footprint' area of existing garage = 23sq.m

Total 'footprint' area of existing garden/sun room = 16 sq.m

Total 'footprint' area of existing greenhouse = 4.32sq.m

Total 'footprint' area of existing hex summer-house = 3.4sq.m

Total Area of land around the original house + conservatory & all outbuildings = 363.48sq.m

The area occupied by the original house + conservatory & all outbuildings = 165.52 sq.m

Which is 31% of the overall plot.

'Footprint' area of proposed detached garage/workshop/garden room = 62.41sq.m

The area occupied by the original house + conservatory + proposed detached garage/workshop/garden room = 181.21 sq.m

Which is 34% of the overall plot.

The current amount of private rear garden space = 250.28 sq.m

Private rear garden space following proposed detached garage/workshop/garden room = 235 sq.m