

# 35 Horseshoe Lane

## Watford WD25 0LN

Design and Access Statement

11/04/2024

## 01 Introduction

This report has been prepared in support of planning application for a **garage conversion** for the property above.

## 02 Existing Site

The application site is located in Horseshoe Lane, Watford. The property is a detached house with a total floor area of 186m<sup>2</sup>, featuring 6 habitable rooms. Access to the property is from Horseshoe Lane, with vehicular entry to the driveways directly from there.

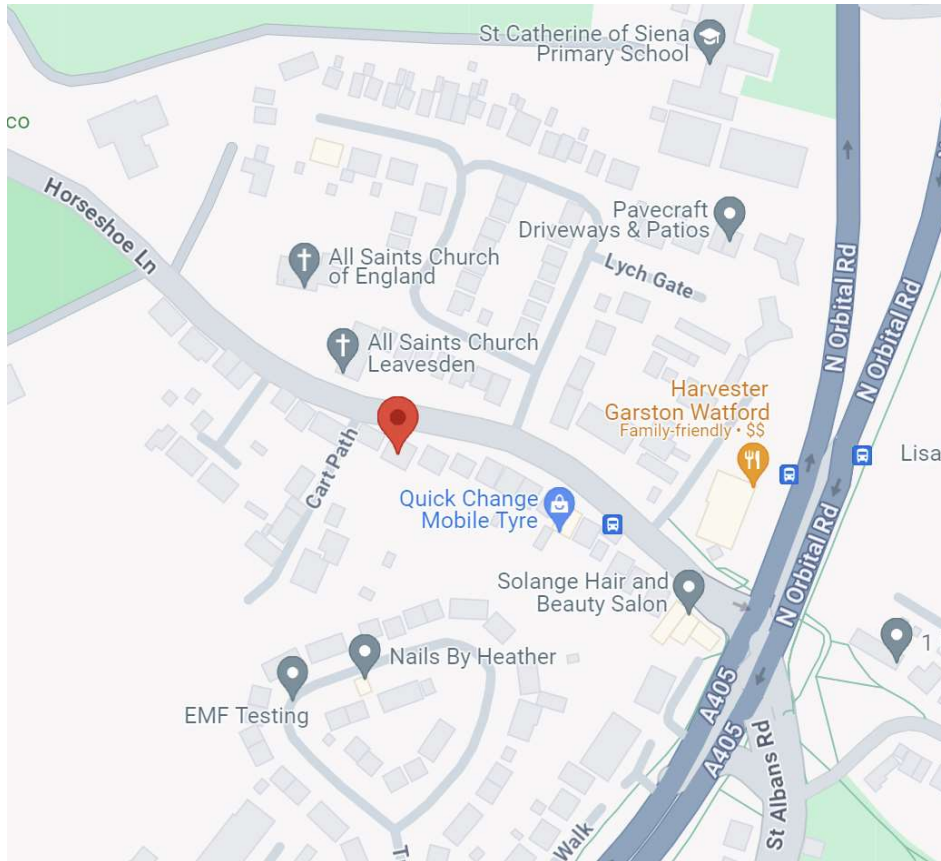


Figure 1: Site Location

## 03 Historic Planning Applications

The property has few planning applications, relevant/latest accepted ones are:

19/00170/FULH | Erection of a part single and part double storey side extension | 35 Horseshoe Lane Watford WD25 OLN

98/0336/9 | Single storey side and rear extensions | 35 Horseshoe Lane Watford WD2 6LN

## 04 Proposal

The property is a single residential dwelling, and there are no plans for a change of use within this application.

The Proposed garage conversion will slightly affect the parking conditions by losing the parking space in the garage. However, there is ample space for 4+ cars in the driveway in front of the house which is more than sufficient for a property this size (parking spaces will reduce from 5 cars to 4 cars).

The proposal is to re-instate a historic internal door from the front room (home office) to the existing garage and to convert the garage for use as another home office / storage area. The existing garage door will have to be removed and replaced with rendered blockwork and a window. To the side, a door access from the existing garage is required to the side alleyway and another window.

Landscaping: No issues relating to hard or soft landscaping are affected by this proposal

Appearance: all new construction material to match existing material: white rendered blockwork and windows will match the existing uPVC windows to keep with the character of the house.

Careful consideration has been given to the interests of neighbours, and we believe these proposed changes will not adversely affect their amenities. There will be no restrictions on parking, light, air, or privacy.

## 05 Access

The access from the public pavement to the dwelling house remains unaltered.

## 06 Site Photographs



Figure 2: Front elevation





Figure 3: Rear Elevation



Figure 4a: Existing Side Window to Bedroom 2 – New Side window to garage to match this one.





Figure 4a: Existing Side Window to Bedroom 2 – New Side window to garage to match this one.



Figure 5: Existing Garage Door



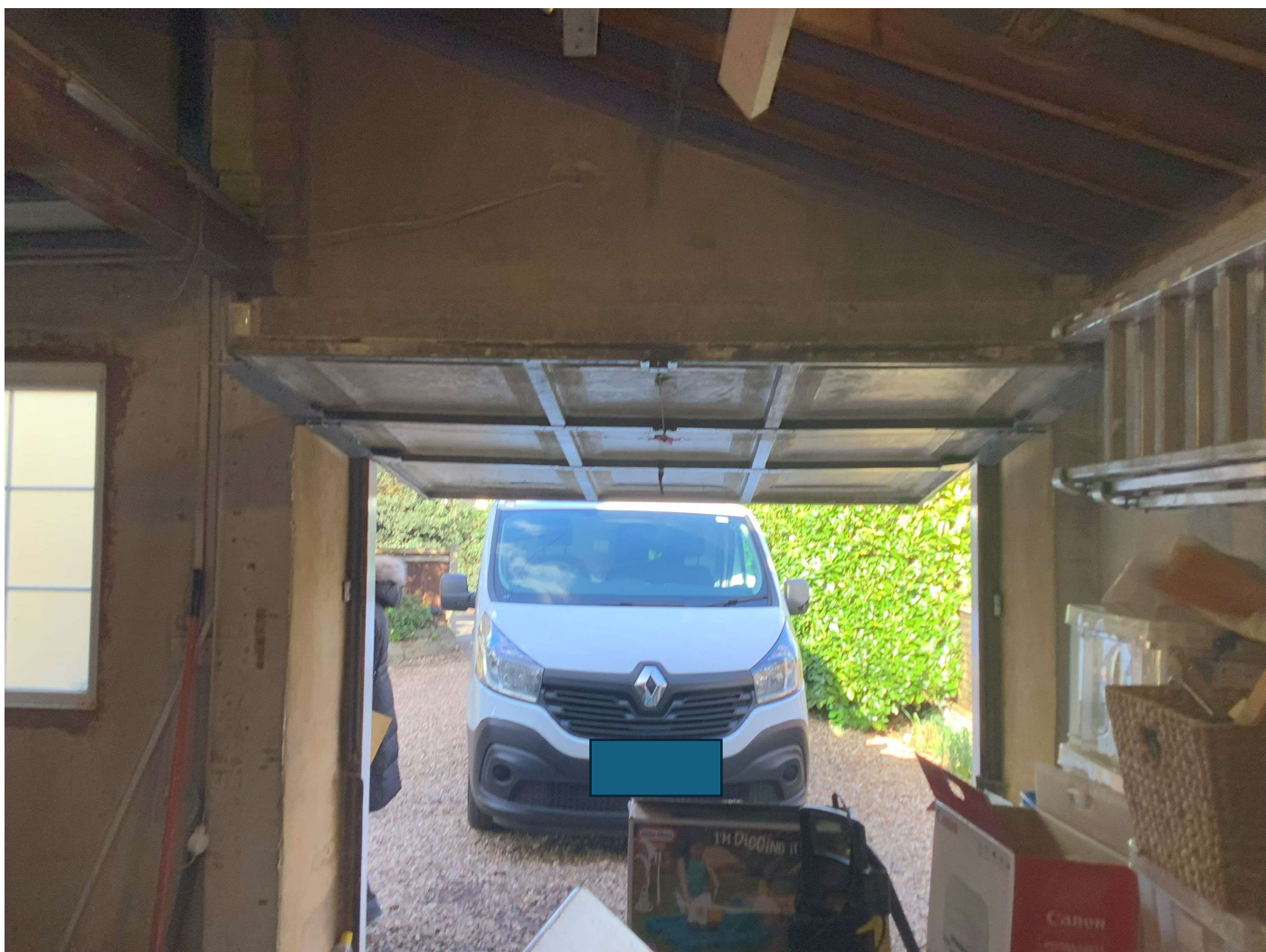


Figure 6: View from Garage



Figure 7: Historic Door to Office to be Reinstated





Figure 8: Side Garden Access

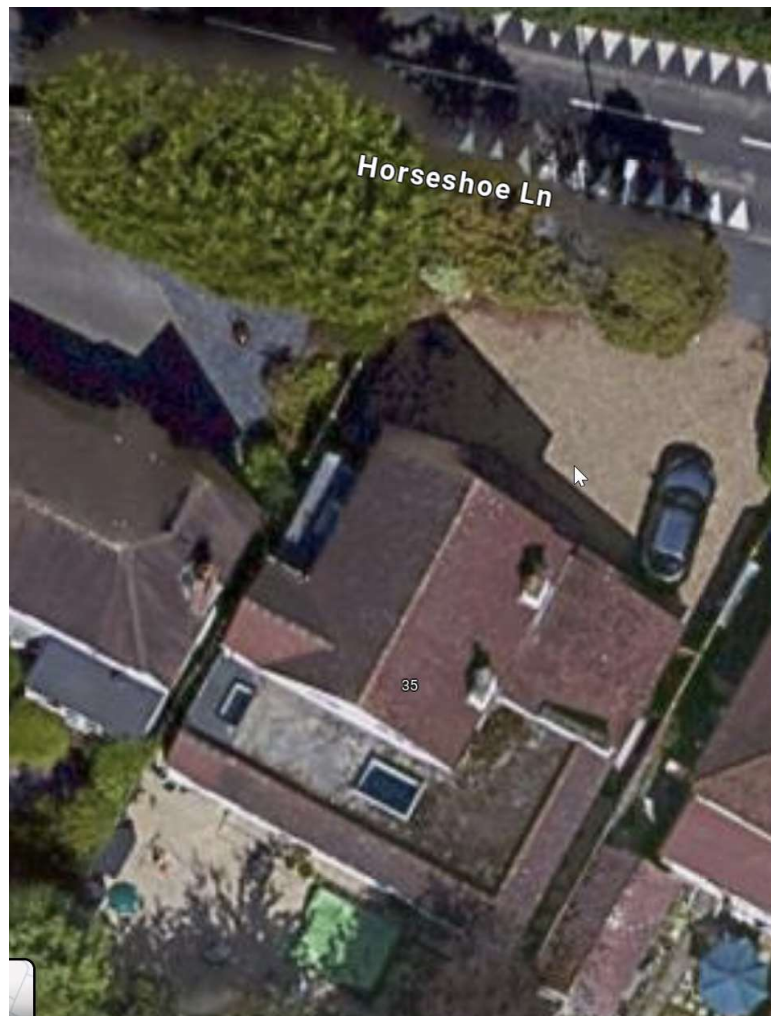


Figure 9: Aerial View showing parking possible for 4 cars





Figure 10: Picture from Driveway