

# Planning / Heritage / Design and Access Statement

Proposed replacement attached garage  
at  
Orchard House, Green Lane, Ivinghoe,



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# 1 INTRODUCTION

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This Planning Statement accompanies a planning application to replace an attached single storey garage at the front of Orchard House, Green Lane, Ivinghoe.

The existing garage is suffering from suspected subsidence affecting the side wall and movement within the roof trusses which may lead to failure of the existing roof.

The purpose of the statement is to provide a summary of the rationale for the application so that the proposal may be clearly understood in terms of the principles that have informed the design process.

## **2 SITE APPRAISAL**

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### **Site Location/Description**

Orchard House is a three storey semi-detached dwelling located in Green Lane, Ivinghoe. Green Lane is a small single track lane off the south side of the High Street in Ivinghoe. The lane serves 4 dwellings and runs downhill with several detached garages at the bottom of the lane. A public footpath runs alongside Orchard House towards the fields behind the dwellings.

The building is not listed but is located on the edge of the Conservation area and not within any landscape designation.

The house is adjacent to an existing well used public footpath.

There is a driveway in front of the garage which forms as access into a parking area owned and used by the other half of the semi-detached property known as The Willows.

### **History**

The current dwelling forms part of a pair of semi-detached dwellings built in approx 1870, the garage proposed to be replaced is thought to have been constructed in the 1980's as part of a refurbishment and extension project.

There is an expired planning permission for:

85/00516/AV – Extension to provide additional bedroom, bathroom, WC and Store.

### **Transportation/Amenities**

The site is close to good public transport links including bus routes from Aylesbury to Dunstable. There are limited shops close by together with The Rose and Crown public house in the centre of Ivinghoe within walking distance.

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### 3 DESIGN PROPOSAL

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#### Use

The current garage is the only parking available to Orchard house.

The proposal is to replace the existing garage with a slightly smaller garage to provide a large single garage.

The existing garage is suffering from suspected subsidence due to the close proximity of some large trees and is considered uneconomical to repair. The new garage will be built off a foundation system designed by a structural engineer to allow for any future movement.

The photo below shows the large crack to the side wall.



Due to the movement in the walls and the poorly constructed roof the slates are also loose and need to be replaced as soon as possible.

#### Design/Materials

The existing garage is built in rendered brickwork which matches the majority of the existing dwelling. The existing roof is finished in slates which also matches the main dwelling.

The proposal is to build the garage in facing bricks to match the existing facing bricks to the existing properties, the roof is proposed to be finished in slates to match existing.

**Landscape**

It is not proposed to change any hard or soft landscaping to the existing dwelling.

**Flooding**

The site is located within Flood Zone 1, no known flooding issues are known on the site.

**Access and Parking**

The existing garage is to be replaced with a similar size garage and therefore there is no change to the current parking arrangements for the property.

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## **5 CONCLUSIONS**

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The proposal will replace a poorly built garage with a similar size garage.

The submitted application complies with all of the Local Plan policies as demonstrated in this statement. The proposal does not have any adverse impact on the amenities of occupants of neighbouring properties.