

Proposed Replacement Garden Room & Store to 6 Adastral Road, Locking, Weston-s-Mare, North Somerset BS24 7AQ

Clients: Mr & Mrs S Jones

April 2024 – Householder Planning Application Issue

Overview

The existing property at 6 Adastral Road is a detached 3 bedroom 2 storey ex-RAF dwelling house with an attached double garage. In the spacious rear garden is an existing single storey timber interlocking sectional garden room structure – for leisure use – with an asphalt pitched roof and a small metal garden storage shed situated behind. The main house is of traditional masonry cavity wall construction faced externally with both a multi buff face brick plus some white smooth render, with the pitched roof covered in concrete large format roof tiles.

The property sits within an existing built environment whereby a number of the surrounding properties have constructed various building or extension works either within Permitted Development Rights or some by means of Planning Approval.

The site is not within a Conservation Area and is also not within an Area of Outstanding Natural beauty (AONB) or Site of Special Scientific Interest (SSSI). The plot is located within the Bat Zone C zone.

Concept, Design and Access Statement

The verbal brief from the Clients was for the existing timber garden room structure that is in serious need of replacement plus the metal garden storage to be dismantled and removed, to be replaced by an enlarged timber frame structure. Also:

- To regrade the surrounding garden area as required, with the margins between the building and the adjacent perimeter fencing filled with graded gravel
- To create a covered patio area under the pitched tiled roof
- The interconnecting garden store to have a flat roof with a roof window

The proposed external materials to the rear elevation extension works are to be as follows:

- The external walling is to have either timber or composite timber cladding (not PVCu)
- The pitched roof will have matching colour and texture concrete roof tiles – as per the existing building
- The flat roof will be single ply flexible membrane grey colour
- PVCu windows and door sets
- Matching colour and profile rainwater goods as per the existing building

There will be a watching brief given to the eventual builder to note any impact on protected wildlife habitats (such as the bats), so that if any are found during the build process, the NSom environmental ecologists department is to be contacted immediately for advice.

The revised design offers the Customer a more flexible garden leisure use layout that meets the changing needs and lifestyle of the current and ultimately future occupants. It complies with the character and identity of surrounding estate, offering no detriment to the adjacent occupants well-being and would not overall prejudice either the local character by means of shade, scale, overlooking and such like; and is in keeping with the existing and nearby design features.

Flood Risk Assessment

The position of the existing property is sited within a 'Little or no risk' Flood Zone 1 – as identified by the Flood Map for Planning Gov UK website deeming this development with an annual Flood probability of 0.1% (1 in 1000) or greater.

Following to standing advice issued by the Environment Agency the proposals noted below are anticipated to both reduce the risk of flooding damage to the occasional leisure use building interior but also, in the very unlikely event of property drying-out it will significantly reduce excessive internal finishes replacement.

- 1 There is no proposed significant change to the existing rainwater downpipe provision to the property, other than downpipe and water butt repositioning
- 2 The proposed replacement building floor level will be set 200mm higher than the current garden room floor
Gypsum plaster wall finishes – not cement / sand mix
3. Electrical services (power and switch, etc.) to the works to be sited no higher than 1200mm above, and no lower than 1050mm from the finished floor level
4. Electrical service points to the proposal will be fed from above and not from below
5. The property owners will be encouraged to register with the Environment Agency for the Direct Flood Warning System, so allowing them provision to either to evacuate the area to higher ground, to take refuge within the first floor of the host building, or to take necessary flood defence action

Tree Survey / Arboricultural Implications / Landscape Details

The site does not have any mature hedging or trees within falling distance or in close proximity to the proposed works. The proposal all but sits in the existing buildings footprints with only a section of rear garden area being sacrificed to cater for the replacement extension works, so there is no landscape design and specification to this application.
