DESIGN AND ACCESS STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR A NEW GARAGE

AT

FLEET HOLBEACH

FOR

MR RICHARD SMITH

THE BUNGALOW
WINSLOW GATE
FLEET
HOLBEACH
LINCS PE12 8LS

Prepared by:

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REF: SMITH/2015-1

DESIGN AND ACCESS STATEMENT

NEW GARAGE / GARDEN STORE

FLEET, HOLBEACH, LINCS

1 INTRODUCTION

1.1 The proposal is for a new building to replace a semi-derelict old timber framed garage-cum-woodshed and 2 other timber garden sheds (both well past sell by date) with a modern building that will be waterproof and provide secure garden machinery storage.

2 SITE ASSESSMENT

2.1 The site is a large garden (1145 m^2) around the bungalow standing approximately 150 metres to the north of the A17.

2.2 The garage is estimated as a 1960's timber frame, timber clad type, with 2 attached timber structures of indeterminate age but all in poor condition. There is also a timber and glass "potting shed" adjacent and a summer house across then other side of the garden

2.3 The garage is 6.1 x 4.8 m (29.28 m^2) and the two joined sheds are 14.2 and 11.75 m^2 .

2.4 In all, the garage and sheds look disorganised with all the odd sized and different coloured wood treatments. A site inspection immediately shows why the Applicant wishes to remove the garage and 2 x attached sheds and replace them with a modern structure better suited to purpose of garage and garden tool store..

2.5 The garden is fenced partly by standard 1.8 to 2.0 metre high standard garden timber panel fencing on concrete or timber posts, partly by young hedge plants and partly open to surrounding fields.

3 PROPOSED GARAGE/STORE

3.1 The building is to be of lightweight portal steel frame type, clad with goosewing grey profiled plastic coated roof sheets and wall cladding on a concrete base.

3.2 The new building will be 8 x 6 m (42 m^2) compared to the existing garage building and sheds combined floor area of 55.23m^2 . The new garage eave height of 2.5 m and ridge height of 3.029 m compare to the existing garage 2.0 eave and 3m ridge

3.3 A new concrete floor will replace the existing broken concrete/hardcore floor.

3.4 The garage floor will utilise the existing concrete base.

3.5 The sheet cladding colours have been chosen by the Applicant but should the local Planning Officers advise/require different colours the Applicant, Mr Smith, is willing to consider their recommendations

3.6 The wall of the shed attached to the southwest elevation of the existing garage forms part of the boundary panel fence, so the sheds removal will require new timber panels

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to be erected on the existing posts. These will be a match to those standard type of the rest of this fence.

4 PLANNING POLICY

NATIONAL and LOCAL POLICY

4.1 The proposals for the building are typical to those allowed by National policy guidance (NPPF) and local (S Holland DC) policies.

4.2 Many garden buildings are brick built, but this proposal is for the replacement of a "past-it's-sell-by-date" garage / store of timber frame construction with a mix of corrugate iron, steel sheet and timber cladding to walls and roof. The proposed modern lightweight steel framed building with suitably coloured steel sheet cladding is more suitable for the intended garden machinery/log storage / use.

5 DESIGN

THE PROCESS

5.1 The building is required for practical garage and garden machinery storage purposes. Its design reflects this functional need. The external appearance and materials of this lightweight steel framed building are nowadays commonly approved under existing planning policies

USE

5.2 There will be no change of use of the site, merely the replacement of existing multi-coloured out-of-date buildings with a new building. There will therefore be no nuisance matters to neighbours or highway use. (see also Access)

AMOUNT

5.3 The garage will have 42 m² floor area. This is slightly less than the combined garage plus sheds floor area that are to be demolished.

LAYOUT

5.4 The new building will stand on the site of the existing garage and attached sheds in the garden, set 2.5 metres from the house.

5.5 The site is flat and the floor level of the proposed building will be at existing ground level to ensure the ridge height stated is accurate.

SCALE

5.6 The proposed building is relatively small in modern terms and is therefore in scale to the garden location.

LANDSCAPING

5.7 The building is to be of appropriate materials and will not stand out in terms of size, colour or type.

5.8 The proposed building will be largely screened from the south west by the existing garden fencing panels. There are no near neighbours with a close view.

5.9 No landscape works are proposed to accompany the new building

APPEARANCE

5.10 The project design, as shown by points 5.1-9 above, will ensure that the proposed use of the building will have no effect on the landscape and fit ideally within the site.

5.11 The building is to be based on a concrete floor. The materials used for roofs and wall cladding are to be typical of this type of building

5.12 Visibility of the new building from the south west and north east is largely screened by the existing garden fences and partly by the bungalow itself. As the heights of the new and existing buildings are to all intents and purposes identical there will be no change to the visibility of the building from neighbours viewpoints.

6 ACCESS

SAFETY + EASE OF ACCESS

6.1 The existing access is to remain unchanged

6.2 The level of use of the site will not change as a result of the new building.

LINKS TO PUBLIC ROAD

6.3 Not really applicable to this application, other than to state the access is unchanged as above in 6.2

7 WASTE MANAGEMENT

7.1 There will be no waste arising from the proposed building.

8 PHOTOGRAPHS OF BUILDINGS TO BE DEMOLISHED

NE Elevation



SE – Front – Elevation 1



SE – Front – Elevation 2



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