DESIGN & ACCESS STATEMENT

Installation of External Steel Staircase and First Floor Access Door to Detached Garage
Property Address; 26 Highstock Lane, Gedney Hill, Lincolnshire, PE12 0QG

1. Introduction
This statement has been prepared in support of a retrospective Householder Planning Application for the installation of an external steel staircase and first-floor access door serving the existing detached garage.

The proposal has been designed to provide safe and practical access to the existing first-floor ancillary storage area above the garage.

The application does not seek permission for any change of use and the first-floor space will remain ancillary domestic storage associated with the principal dwelling.

2. Site Description
The property comprises a detached dwelling set within a generous residential plot.
A detached double garage is positioned to the front of the property with a first-floor storage area above.

The garage sits comfortably within the site with substantial private driveway, landscaping and established boundary hedging.

The proposal affects only the side elevation of the detached garage.

3. Planning History
The detached garage was originally designed with a first-floor storage area.
At the time of construction, external access to this area was not completed due to financial constraints.

The current proposal completes access to this existing storage space through the installation of an external staircase and access door.

No additional floorspace has been created.

No increase in the size of the garage has occurred.

4. Description of Development
The proposal consists of:
• Installation of an external steel staircase.
• Installation of an external first-floor access door.
• Installation of an 900mm x 900mm landing providing safe access between the staircase and the door.

The staircase is approximately 900mm wide.

The staircase, handrails and landing are constructed from powder-coated structural steel finished in black.

The staircase is positioned against the eastern side elevation of the detached garage.

5. Existing and Proposed Use
The garage remains ancillary to the main dwelling.
The first-floor area is used solely for domestic storage.
The proposal does not create:
• Additional residential accommodation
• Separate living accommodation
• A self-contained dwelling
• Holiday accommodation
• Commercial premises
• Office accommodation
• Additional bedrooms
The proposal simply provides safe access to an existing ancillary storage area.

6. Design
The staircase has been designed as a lightweight, functional structure.

The black powder-coated finish complements the dark external cladding of the garage and minimises visual prominence.

The proposal follows the side elevation of the garage and remains visually subordinate to the host building.

The overall design is simple, practical and appropriate for a domestic outbuilding.

7. Scale
The proposal is modest in scale.

The staircase width is approximately 900mm.

The landing measures approximately 900mm x 900mm.

The landing has been designed solely to allow safe movement between the staircase and the access door.

It is not intended or capable of functioning as a balcony or external amenity area.

8. Appearance
The proposal respects the appearance of the existing garage.

Materials have been selected to complement the building.

The staircase is visually lightweight and does not dominate the garage.

The proposal preserves the character of both the building and surrounding residential area.

9. Residential Amenity
The proposal has been carefully designed to minimise impact upon neighbouring properties.

The staircase provides access only.

The landing is intentionally limited in size and is not suitable for outdoor seating or recreational use.

The first-floor storage area remains ancillary to the dwelling.

Existing boundary hedging provides additional screening along the eastern boundary.

The proposal does not result in any material increase in overlooking or unacceptable loss of privacy beyond the existing relationship between neighbouring residential properties.

No additional noise or disturbance will be generated.

10. Highways and Parking
The proposal has no effect upon:
• Existing access
• Vehicle movements
• Parking provision
• Highway safety
The existing driveway arrangements remain unchanged.

11. Drainage
No drainage alterations are required.
No increase in impermeable area is proposed.

12. Materials
External Staircase
Powder-coated structural steel
Colour: Black

Handrails
Powder-coated structural steel
Colour: Black

Landing
Powder-coated structural steel
Colour: Black

Door
uPVC external steel door finished in anthracite grey to match the existing garage windows and external joinery.

13. Planning Considerations
The proposal represents a modest domestic alteration.

It provides safe external access to an existing ancillary storage area.

The staircase is proportionate to the detached garage and remains visually subordinate.

The proposal does not intensify the use of the site or create additional residential accommodation.

Given the scale of the proposal, the quality of the design and the limited impact upon neighbouring amenity, the development is considered to preserve both the character of the area and residential amenity.

14. Conclusion
The proposal is a modest, functional and sympathetic addition to the detached garage.

It provides safe access to an existing first-floor storage area without altering the use of the building.

The proposal has been designed to minimise visual impact, protect neighbouring amenity and complement the existing property.

For these reasons, it is respectfully requested that planning permission be granted.