DESIGN AND ACCESS STATEMENT
FOR THE FORMATION OF A DOUBLE GARAGE

Introduction
This Design and Access Statement is in support of the proposal of constructing a double garage to the front of the site.

The Site
The site is situated along East Cobgate Moulton, Spalding, PE12 6QL
This is a residential site consisting of a detached bungalow with limited access to the rear garden. The front garden is large and quite capable of receiving the development suggested.
An OS location plan is enclosed with the application.

Scheme Outline
Householder planning is sought for the development of a double garage.
It is proposed to build to the North of the site within a very large front garden.

Design Factors
The garage position has been considered in respect of the site, neighbours and the sun orientation.
The garage is far enough North not to interfere with light/sun to immediate neighbours in particular no's 3 and 7 Cobgate.
That consideration extended to trying to ensure that the height of the garage was at a minimum but still having character i.e hipped design.

The development is to be built in block for the main walls with a rendered finish to match the existing property.
The building will incorporate a single front garage door and to the side personal door.

Roof arrangement is to be hipped, again similar design to the main building but the roof is to be sallower thus reducing the height by approximately 700mm compared to than the original building,
Roof finish to match existing tile type.

Site Services
The site has existing connections to mains water, electricity and oil.
Rainwater will be leading to a new soakaway.

Access
Off East Cobgate Road.

Emergency services
The buildings are sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS
The site is already an established site in a residential area.
The proposals do not adversely affect the immediate neighbours.

N A Overton
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