



DESIGN AND ACCESS STATEMENT

**ERECTION OF A 4-BAY GARAGE BLOCK WITH
STORAGE ABOVE**

AT

**LAND NORTH OF 29 STATION ROAD
TYDD GOTE
WISBECH
PE13 5QA**

FOR

MR S NECKER

Job No. SE-1596

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1.0 INTRODUCTION

This statement supports the full planning application for the erection of a 4-bay garage with storage above to serve the proposed dwellings at plots 3 and 4, 29 Station Road, Tydd Gote, PE13 5QA.

The garage block relates to the dwellings approved under H21-0489-20 on 12th October 2020. Works on the site have not yet been completed.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is within the built-up settlement of Tydd Gote, on the northern side of Station Road. The land in question is laid to grass and is positioned to the rear of the bungalow at 29 Station Road which was recently approved to be demolished and replaced with 2 pairs of semi-detached dwellings under reference H21-0490-20.

The site is outside of the Tydd Gote Conservation Area and is located within Flood Zone 1 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

To the south of the site:

H21-0489-20 – Demolition of existing bungalow and erection of 2 pairs of semi-detached houses
– Granted 12.10.2020.

2.3 PROPOSAL

The proposal seeks full planning permission for the erection of a 4-bay garage block with storage above. The garage will serve the domestic needs of plots 3 and 4 of H21-0489-20, with each

dwelling having effectively a double garage with storage above. An internal wall will separate the two ownerships.

The garage will be positioned within the eastern part of the site, with the garage doors facing westwards. It will be of a dual pitched roof design, with rooflights on the western roof plane and porthole windows within the first floor north and south elevations. There will be internal staircases within the north and south of the building.

Access to the garage will be to the west of plot 1 which will lead to a gravelled area which will be available for outdoor parking and turning.

2.4 PRINCIPLE

The access element of the site is positioned within the settlement boundary for Tydd Gote with the remainder of the site being adjacent to the settlement boundary. The proposal will not result in new development per se given that it will be connected to an approved residential use. The only reason the proposal has not been submitted as a householder application is because the dwellings which it is associated with have not yet been completed.

On the basis that the proposal is for a domestic garage associated with an approved residential use, the principle of the development is acceptable.

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for a 4-bay garage with storage above. The garage will provide two parking spaces each for plots 3 and 4 of H21-0489-20 as well as storage above. There are parking spaces approved to the front of these dwellings however the garage and outdoor parking to the rear will provide additional parking spaces and will reduce the need to have parking across the entire site frontage. This will be to the benefit of the visual amenities of the area.

The storage above the parking will be for the domestic needs of future residents. This will add to the quality of the dwellings, making them more functional which is supported by Section 12 of the NPPF.

The proposal is for domestic use associated with dwelling houses being constructed under H21-0489-20 and within a residential area. The use is therefore appropriate.

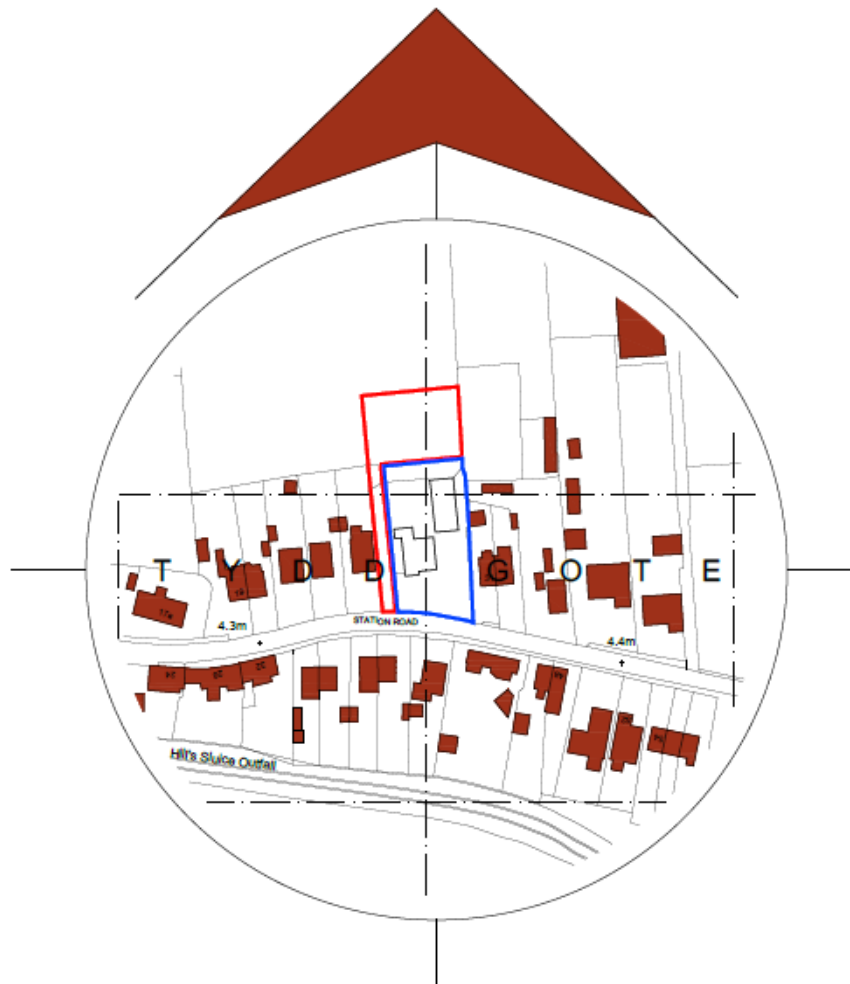


Figure 2: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The proposal will be positioned to the rear of plots 3 and 4, towards the east of the site. This will allow for easy access from the parking area to the rear gardens of these properties. The building is of sufficient distance from the dwellings along Station Road so that no overshadowing of their private amenity areas will occur because of the development.

The proposal is of a scale and location commensurate with that of other outbuildings within the locality, namely those to the east, and therefore it will not appear at odds with the area.

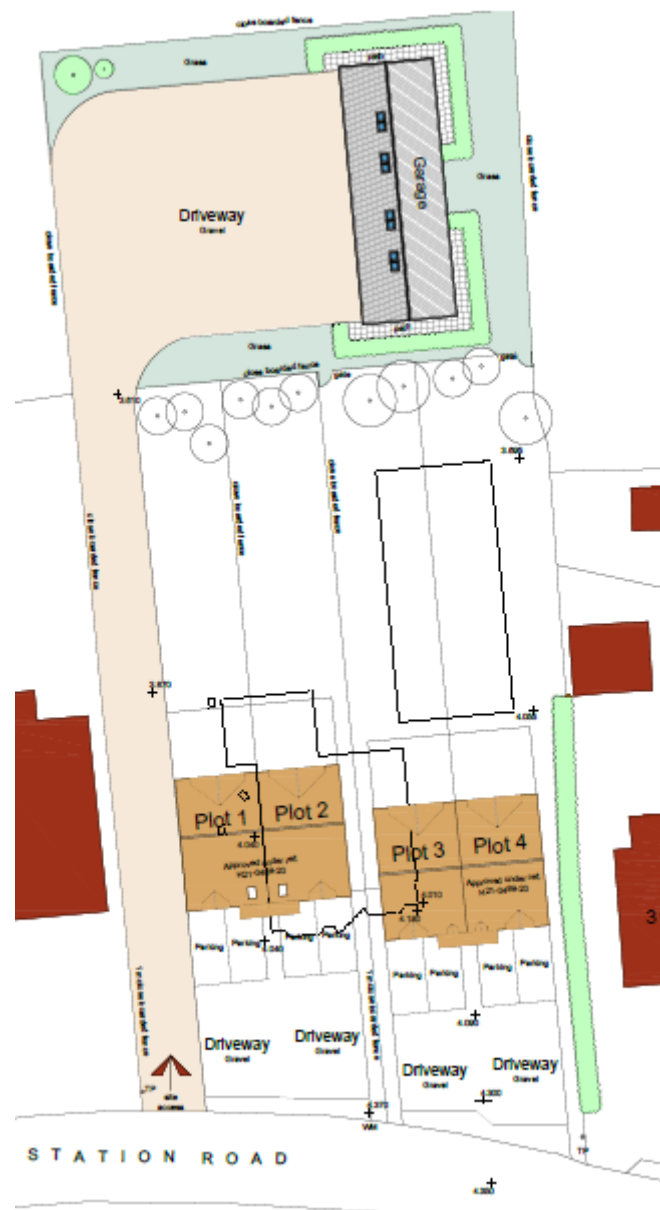
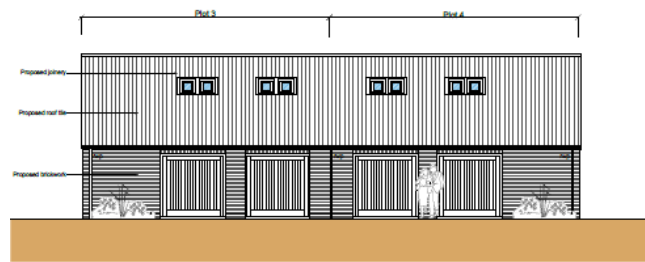
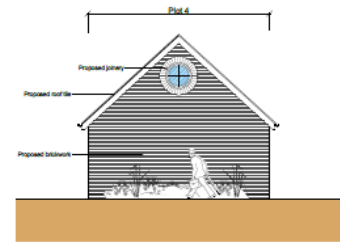


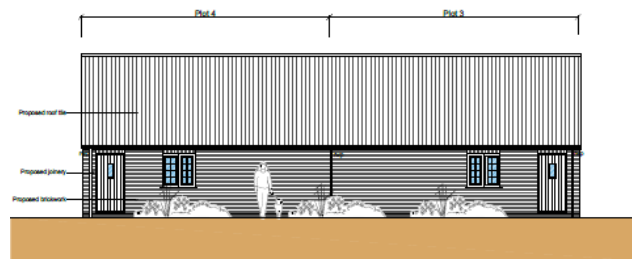
Figure 3: Site Plan



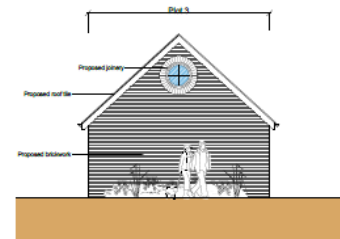
Front Elevation (W)
Scale: 1:100



Side Elevation (S)
Scale: 1:100



Rear Elevation (E)
Scale: 1:100



Side Elevation (N)
Scale: 1:100

Figure 4: Proposed Elevations

3.3 LANDSCAPING

The existing trees and hedging to the rear of the dwellings approved along Station Road are to be retained under H21-0489-20. This landscaping will partially screen the proposed garage block from the public highway. There is proposed hedging around the rear of the building and grass will be laid around the site where the land is not required for parking/turning space. This landscaping will be to the benefit of the ecology and biodiversity interests of the area.

4.0 ACCESS

4.1 SITE ACCESS

Access to the site will be via a new access point along Station Road and positioned to the west of plot 1. There is good visibility in both directions which will allow for safe access to the site. The garage block will be accessed via a long driveway which will be wide enough for two vehicles to pass. As such there will be no stopping and waiting on the public highway for vehicles to pass and therefore no disruption to the freeflow of traffic along Station Road.