



Design and Access Statement

**PROPOSED LAWFUL DEVELOPMENT CERTIFICATION FOR A PROPOSED DOUBLE GARAGE AT
NEW SARACENS HEAD
WASH ROAD
SARACENS HEAD
LINCS**

MRS AND MRS FITZGIBBON

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whilst complying with planning legislation.

Design and Access Statement

1. Introduction: -

This Design and Access Statement supports the LAWFUL DEVELOPMENT CERTIFICATION for a proposed double garage for residential purposes.

2. Compliance with Planning Policies:-

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The application site is set within the settlement core, but an area characterised by residential development. The proposal has been considered in line with the Development Plan Policies and National Guidance detailed in the Policy Section of this report.

Permitted development

3. Use and amount:-

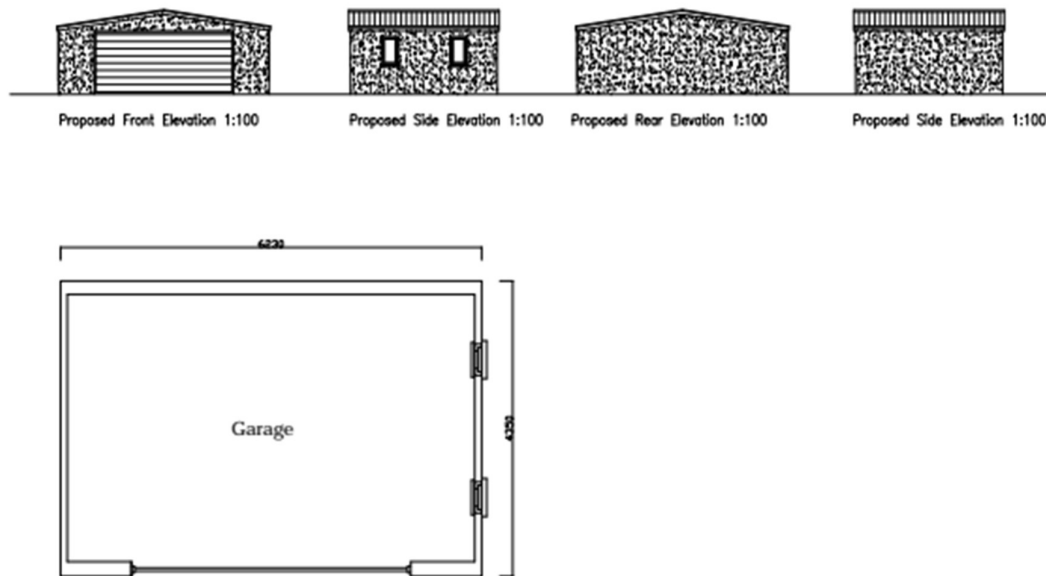
The site has ample private amenity space when including the garage. The prefabricated style double garage is the most appropriate type of proposal for the site as there is ample space to not inhibit the character of the property but also allow residential storage within the garage along with a vehicle.

The proposal is to form a garage for the residents of the dwelling. This application is to provide proof and undeniable doubt that this application is permitted development.

4. Design/Layout:-

The garage is a standard design of a concrete prefabricated style with a shallow pitch that is within 2.5m to conform with permitted development requirements on single storey garages/outbuildings. The garage is to be situated 1m -1.5m from the nearest boundaries at a maximum height of 2.49m which is below the standard of permitted development.

The garage has a very low pitched roof that will be clad with felt tiles to allow a low pitch and provide water tightness.



5. Access:-

Site access

The existing site access leads onto Wash Road and serves the dwelling for vehicular and pedestrian access.

Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations.

Fire appliance Turning

The close proximity of the dwelling to Wash Road allows the Fire brigade to gain access to the site should the event of a fire break out.