

# 14 Sandhurst Road\_Garage

Planning Statement

November 2020





# Executive Summary



This document accompanies a full planning application for the erection of a new purpose built double garage.

The current row of houses is bookended by properties with detached garages.

Our document seeks to outline that our proposals have a **neutral impact** on the Consevation Area setting.

The accompanying document outlines the character of the building and its setting.

# The Site

14 SANDHURST ROAD



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Our proposals respond directly to the LAPD comments regarding development to the front of the property at 14 Sandhurst Road.

Other considerations we have made allowances for include the following:

We will undertake an Arborist Impact Assessment to test our proposals and the impact of a nearby tree

The footprint of the proposed garage will be no less than 1m from the front boundary wall to ensure access for maintenance for the automated gate

Excavation for foundations will take into account the manhole and sewer running from the property to the mains drainage located in the highway

Dear Mr Nuttall,  
Thank you for your email.

Without details it is difficult to advise you but additions to the front of properties are usually not considered appropriate due to impacts on the street scene and visual amenity of the area.

*This report illustrates the visual impact of the proposals on the street scene and visual amenity of the area*

These impacts are enhanced to a greater level when a property is in a conservation area. I am struggling to be positive about an addition to the front of your property but if you wished to progress a scheme you would have to demonstrate through that submission that there would not be any harm arising from the proposal on visual amenity or the character of the conservation area in which you are situated.

*This report illustrates the visual impact of the proposals on the street scene and visual amenity of the area is nominal and we believe neutral impact due to the height, flat roof, green planting*

Yours sincerely

Rob Griffin  
Principal Planner

14 SANDHURST ROAD



01. View from Sandhurst Road\_ Existing

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01. View from Sandhurst Road\_ Garage Just Visible

14 SANDHURST ROAD



01. View of Existing



02. View to Show Green Roof and Green Wall Gable

14 SANDHURST ROAD



03. View from Drive\_Existing



03. View from Drive\_ Garage Mimics Stone Detailing of Main Dwelling

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04. View from Drive\_Existing



04. View from Drive\_Garage is 2.4m High Externally

14 SANDHURST ROAD



05. Top View of 4 dwellings with Bookend Garages\_Existing



05. Top View of 4 dwellings with Bookend Garages\_Proposed

14 SANDHURST ROAD



06. Plan View of 4 dwellings with Bookend Garages\_Existing



06. Plan View of 4 dwellings with Bookend Garages\_Proposed

14 SANDHURST ROAD

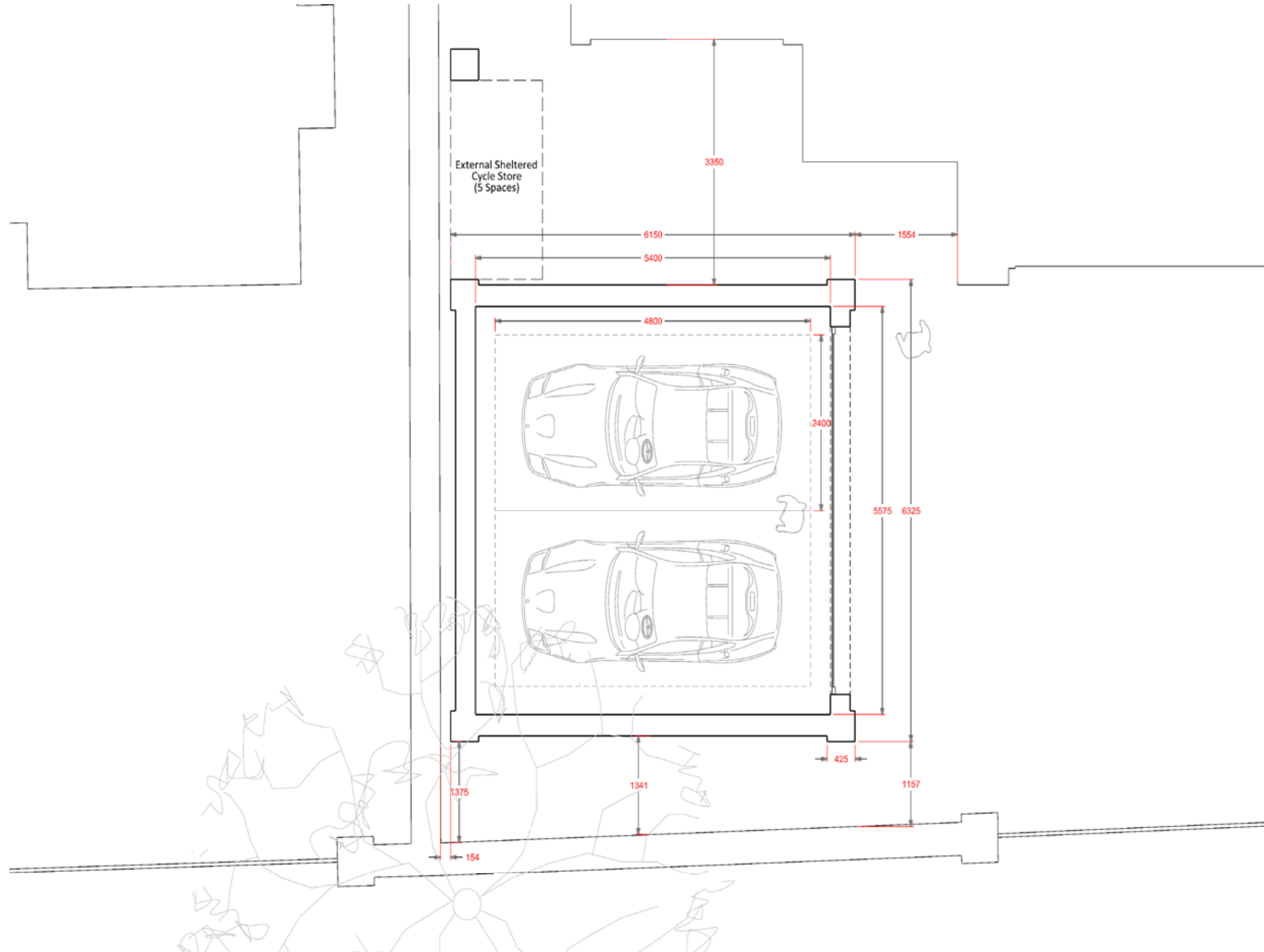


07. Front View of 4 dwellings with Bookend Garages\_Existing

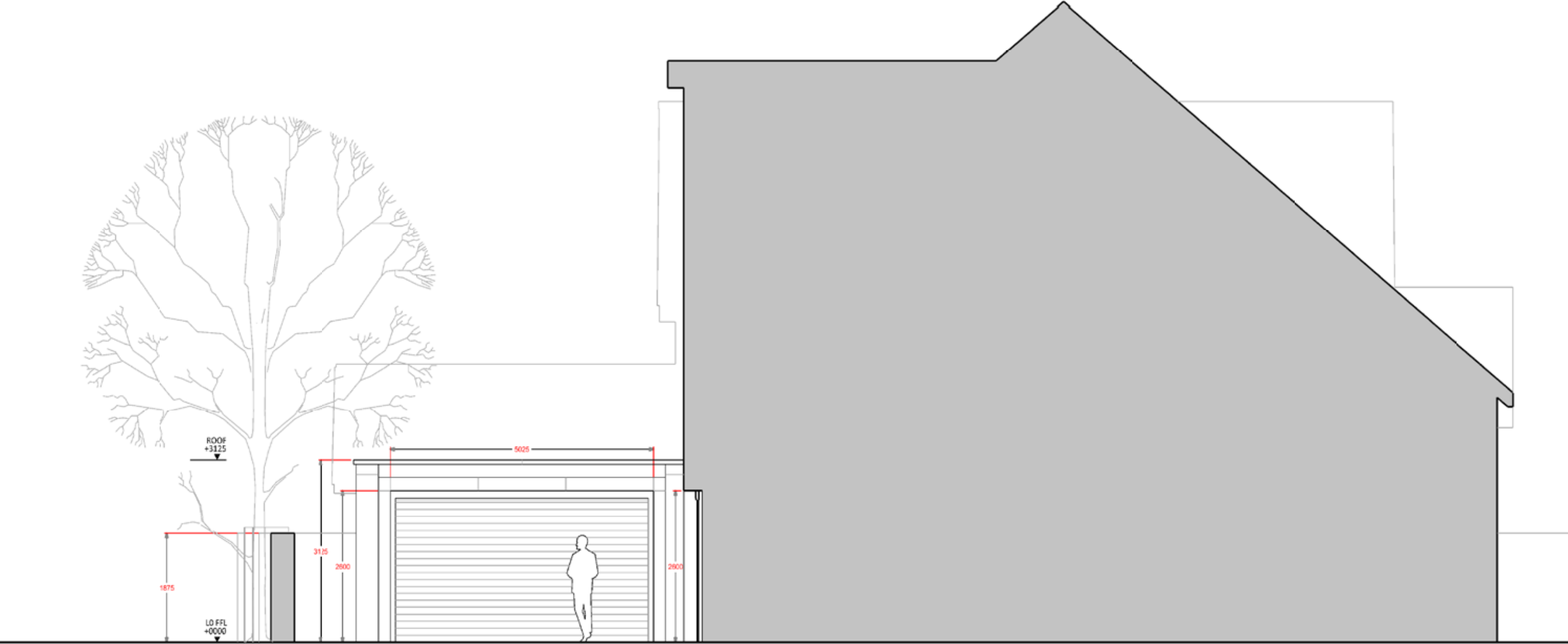


07. Front View of 4 dwellings with Bookend Garages\_Proposed

14 SANDHURST ROAD

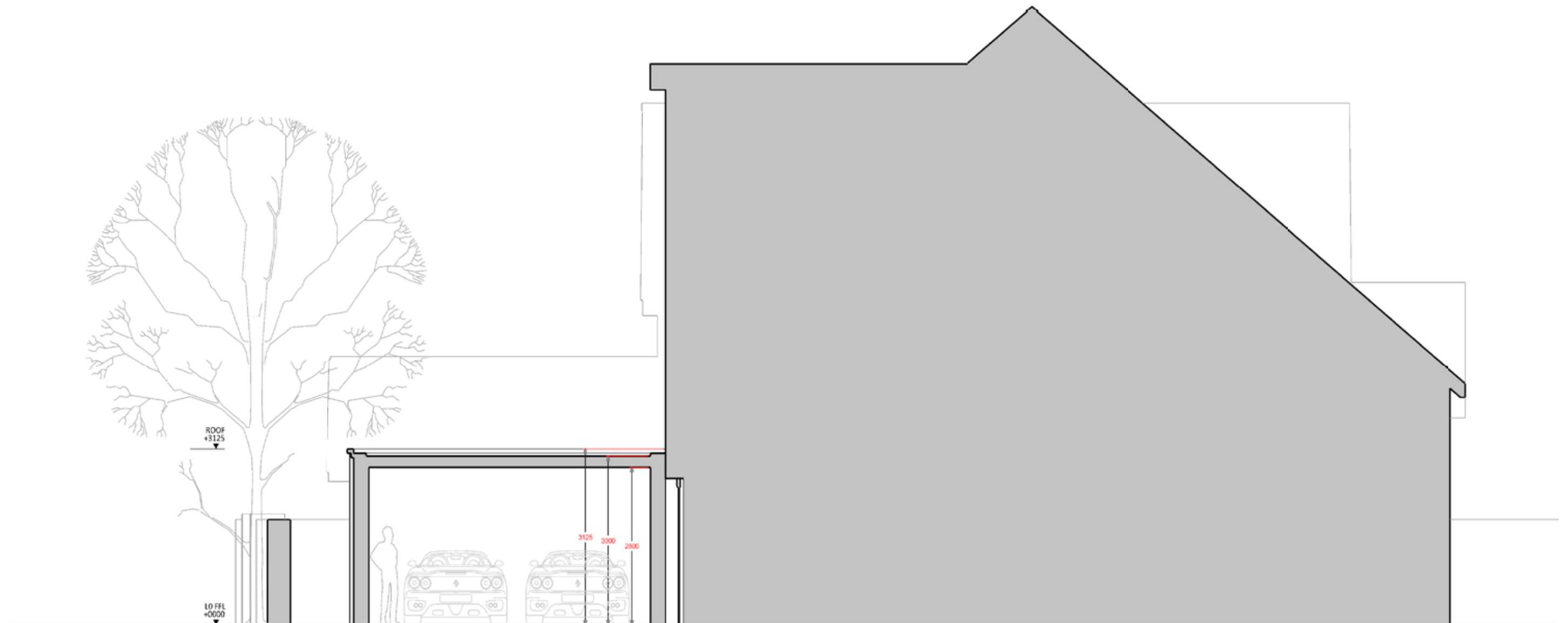


08. Plan View of 4 dwellings with Bookend Garages\_Dimensions



09. Front Elevation Garage\_Proposed Dimensions

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10. Section Garage\_Dimensions



## 11. Front Elevation Garage\_Proposed Dimensions

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12 Section Garage\_Dimensions