

6.0 Design & Access

In accordance with cable publication Design and Access Statements

(Use) The proposed scheme is the extension to an existing garage, allowing for adequate space for cycle storage, in keeping with increased demand for sustainable travel. The upper storey extensions will provide a comfortable modern living solution, with the possibility to become a more family-friendly dwelling in the future. The proposal will allow for the garage to act as the end pitch of the house and gain further storage functions while also enhancing both the existing property and its surrounding area.

(Amount) The proposed scheme consists of an extension to the front of the garage over 3 storeys. The pitch of the extension roof will be equal to that of the existing roofline. The proposal does not diminish or effect light exposure as there are no windows on the side elevation of the adjacent house. The gap between the house and the adjacent dwelling is not diminished in any way.

(Scale) The scale is complementary to the existing garage and house, not overwhelming either the land surrounding nor the dwelling itself. The proposal keeps its distance from the edge of the site to avoid being overbearing, it does not drastically alter the existing rooflines created by the existing buildings. The size of internal rooms and doorways adequately suit the needs for disabled access.

(Layout) The positioning of the proposed extension allows for unobstructed vehicle access into the garage from the drive.

(Landscaping) The scheme retains the current hard paving used for the drive, and no trees/shrubbery are within the vicinity to be in danger of being cut down.

(Appearance) The proposed extension is triple storey with The scheme displays a continuation of the existing red brick materiality, harmonising with the existing facade and adjacent houses. This will create a unified and appropriate architectural style to compliment the site, with minimal impact on the character of the development.

(Access) The proposed scheme provides adequate space to manuevuer around a vehicle, which the current footprint of the site does not allow. There is also currently only one access point into the garage, the two additional entrances proposed.