REVISION A PLANNING STATEMENT FOR A DETACHED GARAGE IN THE REAR GARDEN AT

84 GRINSTEAD LANE
LANCING
WEST SUSSEX
BN15 8NB





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CONTEXT APPRAISAL

The application property is a semi-detached house, built around the 1930's. The proposal is to build a detached garage in the rear garden of the property. This property is one of a few properties that do not have a garage or large structure in the rear garden. The rear access road allows residents to use the rear for parking which relieves on street parking to the front of the property, which is a busy road at all time of the day.

The proposed garage will be suitable for up to three cars. It will be set in-line with the garage at number 88 Grinstead Lane, 2.8m back from the access road to enable a generous amount of turning space, (unlike some other existing garages). The depth of the garage will be the same as the one at number 88. To both sides the garage will be set 250mm in from the boundary.

A leggy Cordyline tree will need to be removed as it is perilously close to the corner of the garage at number 88 Grinstead Lane and there are concerns long-term to the stability of the existing and proposed structures. A few bushes will also need to be removed, as will a small shed and green house. There are two Silver Birch trees close together which are about 2m from the proposed garage which have influenced the shape of the proposed garage. These will be kept as they are considered a welcome mature part of the garden. As a result of this it is proposed to build the garage on a raft type foundation to minimise damage to the trees root system. The two remaining Silver Birch trees will be bordered off in a circular fashion with then paving set around and linking up to the hardstanding as a courtyard.

On the garden side of the garage there will be another vehicular access door. This will not only allow cars to come through and be parked on the hardstanding for washing in the sun, but more importantly will provide decent access for maintenance and deliveries alike. The proposed garage will have a simple flat roof to minimise its impact upon its surroundings. The roof on the garden side will be carried over 600mm to make the garage appear more contemporary and less box like. The walls will be finished in white painted render and the window and door components will all be black to match the proposed windows and doors of the main house, (separate application submitted for a loft conversion and other works).