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Design and Access Statement – proposal to erect garage and car-port at 171 Heene Road

For both the previously-granted planning permission WB/06/1061/FULL which expired 22 November 2009 and the current application for the erection of a garage and car-port, we consulted with our immediate neighbours and considered the nature of similar developments in the area. A photo of the site of the proposed development as of 20 December 2009 is enclosed for your reference.

Whilst we have submitted a specific design for the extension, please note that our main objective is to have the development of the garage and car-port permitted and we are therefore fully flexible as to variations to the design to meet local development objectives regardless of cost. If, for example, it was stipulated that the extension should have a steeply pitched roof typical of the properties of the area with decorative red tile facings or be hipped, even if this were to double the cost of the development, we would request that the application be amended with that stipulation rather than rejected and necessitate the restarting of the planning process from scratch.



Use: the erection will be used as a garage and car-port, replacing side gates and part of the existing driveway. Side access to the property will improve ease of access to the kitchen area. When not used for parking, the covered car port creates an outside area protected from the elements where children could play – increasing the health benefits and amenity of the property.

Amount: the plan is to accommodate two vehicles; the scope of development is in keeping with this intention

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Layout: the plan is to set the entrance to the garage at the same distance from the road as the existing gates and to present a profile from the road not that much larger than the existing gates, still leaving space for two cars to be parked on the driveway in front of the garage.

Scale: the dimensions of the garage and car port are such as to accommodate two vehicles and offer the most efficient use of the available space at the side of the property.

Landscaping: not relevant to this application

Appearance: the profile of the proposed development from the road is not dissimilar to the existing gates apart from some additional height, but constructed to a much higher quality in keeping with the materials in use in the rest of the property. It is intended that brick colour and style of pointing matches the rest of the property and a garage door matching the colour of the front door. Lead is proposed as the flat-roofing material in keeping with the use of lead in the roof of the outbuilding belonging to our neighbours. A high-quality polycarbonate sheet is intended for the car-port.

If the local plan for the conservation area has certain requirements for the style and quality of the development that differ from our application, then please advise/stipulate what style and level of quality is required as we want the extension to be in keeping with the rest of the property and surrounding area.

Vehicular and transport links: the proposed development does not change in any way access to or from the property from the road.

Inclusive access: the car-port creates a covered area for getting into/out of vehicles. This would offer a clear advantage to the disabled, elderly or infants where access in inclement weather conditions – such as ice, torrential rain or high winds – can be difficult or hazardous. Access to the property through the garage/car-port and in through the new double-width side-entrance (which would have only a small step) would be easier for wheelchair users than the existing external full-height step and interior full-height step and narrower front doorway.

Safety – with a large family of young children, loading and unloading the car would be more safely achieved within the car port or garage than at the end of the driveway

Crime – significantly reduce the probability of unauthorised access to the rear of ours or neighbouring properties.