

Design and Access Statement

Outline of the Site

The current site consists of a 5 bedroom detached residential house, currently in development, with approved planning permission for a detached double garage to the rear of the property.

The garage is accessed via a shared drive with 94 Summer Lane, and a .

If the current plans are completed as currently proposed, then, due to the gradient of the property, the garage will then overlook the first two floors of the house, and the proposed patio area, to the rear of the building will be in constant shadow.

Building Design

The garage will be built of the same materials as the house, brick/block walls with a slate roof, in front of the garage there will be parking bays for two cars..

Landscaping / Amenity Space

There will be no effect on or changes to the plants / vegetation, and the garage will be built three metres away from any neighbouring boundary.

The trees / shrubbery to the rear of the property, behind the proposed garage location, are also of a substantial height as to practically overlook the proposed height of the garage, therefore shielding any neighbouring properties as to the existence of the garage.

Access

There will be no changes in the method used to enter/exit the highway, Summer Lane.

Currently there is a shared drive coming between the two buildings, 94 and 94a. After the drive passes the rear of the buildings, it currently splits. With one side serving the garage facilities of 94 Summer Lane and the other side will continue to the new garage location, there will be no dramatic change to either the drive leading up to the garage or the available parking spaces in front of the garage.

The new garage location will also prevent any headlight beams from returning vehicles shining on the dwellings to the rear of the plot, which the current location does not.