DESIGN AND ACCESS STATEMENT-2 CHURCH LANE ,CHECKLEY,ST10 4NJ

Application No PP-08551630 27th March 2020

I am writing this D.A.S. in support of my application to convert my integral single garage into a living room adjoining my existing living room at the above 2 Church Lane,Checkley,ST10 4NJ.

USE

The proposal is to convert the existing single Garage currently integral with the house into a living room .There is currently an alternative free standing garage on the site and additional parking for up to three cars.

AMOUNT

The proposal will create a living room within the house of 16 square meters adjoining an existing living room.

LAYOUT

The proposed room will be adjacent to the existing living room .See plan No xx. The rooms will be connected by a 1.5meter wide opening .The new room will have a window replacing the Garage door at the front of the dwelling overlooking Church Lane .The window will be aligned to the existing windows in the front elevation of the house. See front elevation plan No (Master 27th March 2020 316Proposed Plan)

SCALE

The conversion entails the replacement of the garage door in the front elevation of the house by forming a brick wall in the void and placing within it a window 2m wide by 1m high aligned to the other windows in the front elevation. The finished internal dimensions of the new room will be 5.24m long by 3.1m wide.

LANDSCAPING

Landscaping will comprise the extension of the length of the existing flower bed currently located within the curtilage at the front of the house by 2 metres directly underneath the new window. See picture below showing the existing layout.



APPEARANCE

The wall that will be built in the void where the garage door is will be formed with brick and rendered in the same material as the current rendering of the adjacent walls. The window that will be placed within it will be in the same Georgian 6 pane style as the existing windows in the front

elevation .See picture below of one of the existing windows in the front elevation for reference. The new window will be double glazed ,made of timber and painted in the same colour as the existing windows. The dimensions and location of the window will be in line with the other windows in the front elevation .See front elevation plan No (Master at 27th March 2020316 Proposed Plan) .



ACCESS

Currently the Garage is accessed directly from Church Lane across the top of the pavement via a dropped Kerb . In the proposal there will be no change to the pavement nor the kerb needed. The conversion will not protrude from the front elevation of the house nor interfere with any pedestrian traffic on the pavement.