

**DESIGN
AND
ACCESS STATEMENT**

**Proposed Conversion of Garage
to Living Accommodation**

Client: Mr K Underwood

Ref: N1088/C2

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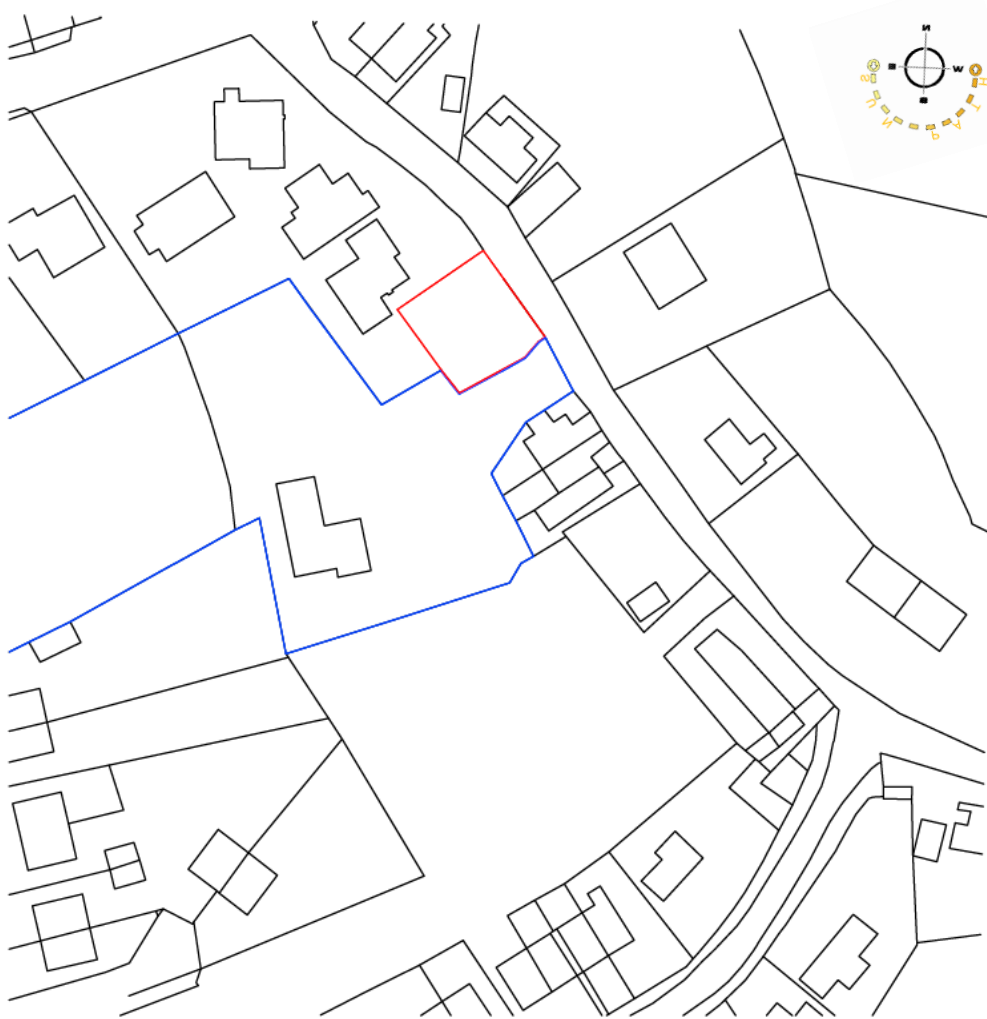
1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in the Circular '**Guidance on changes to the development control system**' which came into effect on the 10 August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by Cabe entitled Design and Access Statements: How to Write, Read and Use Them.
- 1.3 This statement is in support of a proposed planning application to allow the conversion of a garage to living accommodation.

(PHOTO OF DWELLING AND SITE)

2.0 Use

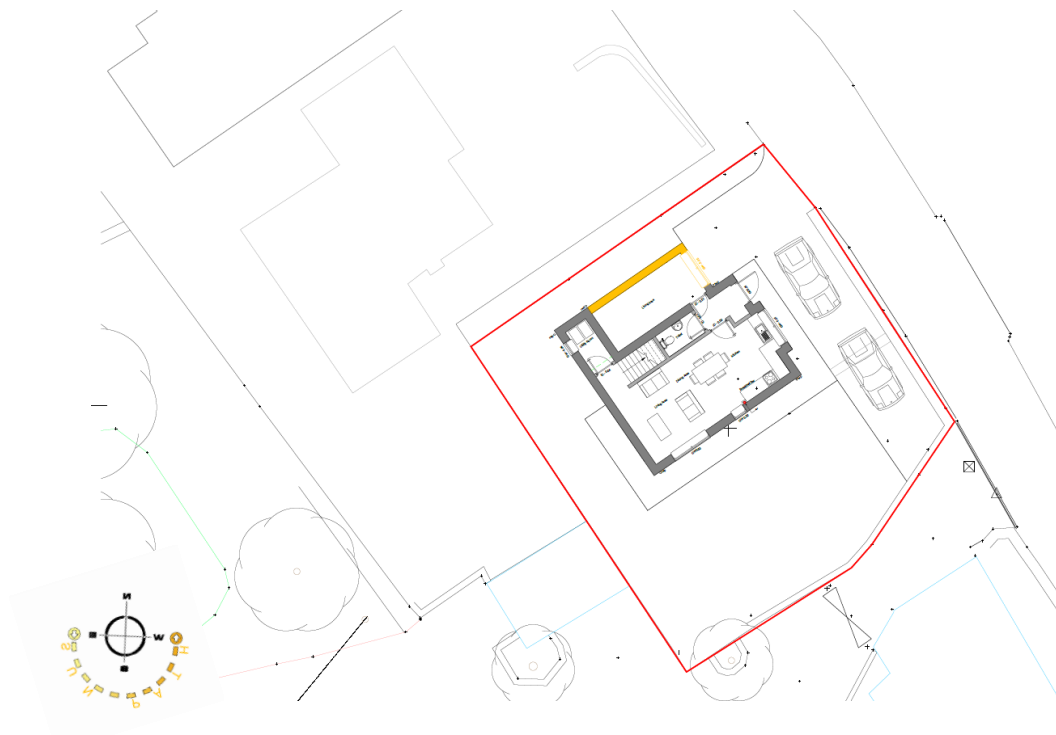
- 2.1 The conversion consists of creating an additional living area important for dealing with the impacts COVID-19. This additional space acquired from the conversion will be developed into living space to help adapt the dwelling to the newfound issues with working from home.



Location Plan

3.0 Amount

3.1 The proposed conversion of a garage to living accommodation.



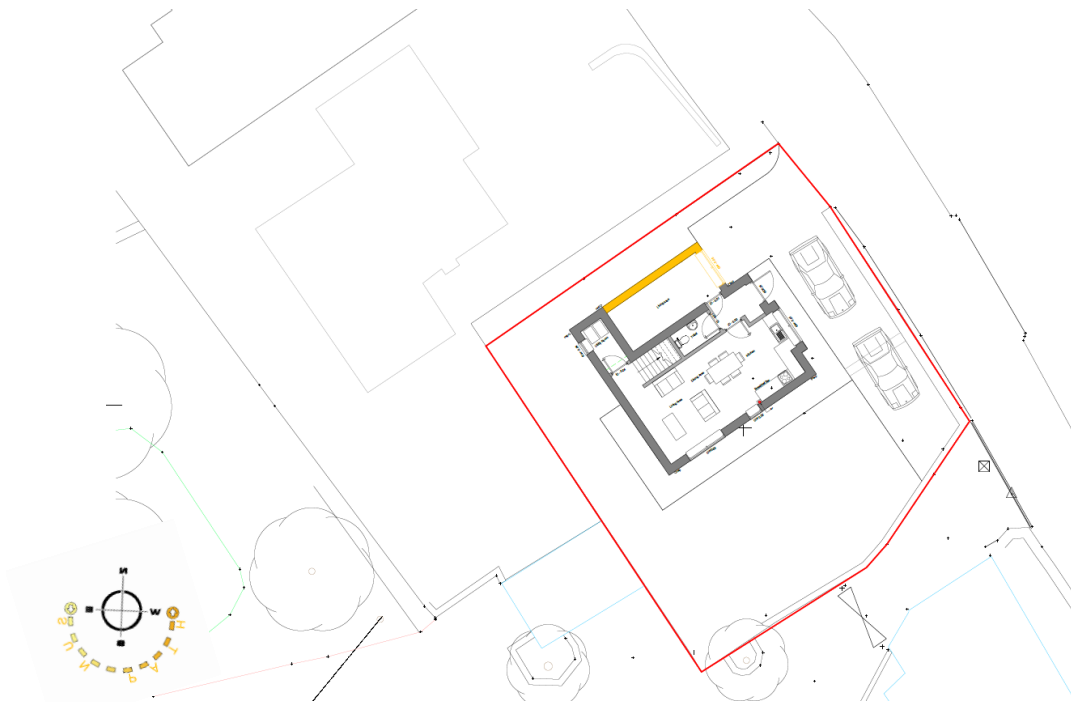
Proposed Site Plan

4.0 Planning Policy

4.1 The conversion existing is within the curtilage of an existing building.



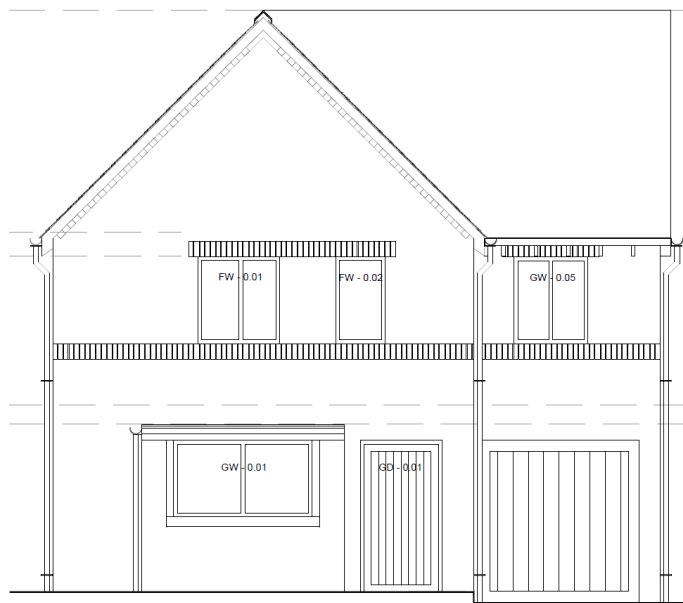
Existing Site Plan



Proposed Site Plan

5.0 – Design Layout

- 5.01 The proposed window will replicate the existing width of the garage opening and will be identical to the existing kitchen window. The brickwork will match the current specification used on the building. The proposed alterations work with the character of the building.
- 5.02 The existing driveway will be extended to the South-East Boundary to provide additional space for parking and access that was once provided within the garage.



Existing South-West Elevation



Proposed South-West Elevation

6.0 Scale

6.01 The proposed room is within the existing envelope of the proposed building.



Existing South-West Elevation with Neighbouring Dwelling



Proposed South-West Elevation with Neighbouring Dwelling

7.0 Access

7.01 The site has an existing vehicular access off Sandy Lane which is to be retained. The extended driveway to the South-East Boundary will allow for the needed space for two parked cars.

7.02 The driveway will still provide the opportunity for cars to manoeuvre and in turn allow cars exiting the property to be front-on when leaving.