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Design & Access Statement

**PLANNING APPLICATION FOR THE CONVERSION OF A DETACHED GARAGE INTO
ANCILLARY RESIDENTIAL ACCOMMODATION**



Photo courtesy of Google Maps

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INTRODUCTION / CONTEXT

This statement has been prepared to support the householder planning application for the conversion of a detached residential garage into ancillary accommodation for the enjoyment of the occupants of the dwelling.

The detached, double garage was informally converted into a home gymnasium by the previous owners which included raising the floor level and insulating the walls. The existing garage doors were retained and boarded over internally. A new pair of glazed French doors and windows were installed into the side elevation, overlooking the garden, to provide access to the room.

PROPOSAL

The proposal is to remove the internal framework and “re-convert” the inside space up to current habitable standards by insulating the floor, walls and roof. The garage doors will be removed, but the openings retained and infilled with a new brick leaf, with a minimum 75mm recess, so the existing opening is still visible from the front and could be reinstated should a future owner decide to reverse the conversion. Within the new brickwork, a single pedestrian door and window will be built into each side. The side facing patio doors will be blocked up and new doors, with an additional obscure glazed window, will be installed in the rear elevation of the building. The annex will provide kitchenette facilities, a living area, one double bedroom and a bathroom.

The converted building is to be used as ancillary accommodation to the parent dwelling for visiting friends and family.

In addition to the conversion, a small section of garden wall, linking the garage walls to the house will be removed to create an opening to an extended parking area to the side of the house. Parking provisions are scarce on the estate, so the large property, combined with the additional accommodation and the loss of the double garage will benefit from the additional parking capacity.

USE & AMOUNT

The use of the building and land will be remaining part of the C3 residential dwelling.

LAYOUT

The annex is accessed through a new pedestrian door, built into the infilled wall of the existing garage door opening on the front. This opens into the kitchenette area and through to the living space. A bathroom and double bedroom feature on the opposite side of the building.

Patio doors open off the rear to the garden area and an extension to the general parking area features between the existing garage and dwelling house.

SCALE

The proposal does not include any enlargement or extensions to the existing arrangement, and the double garage provides adequate facilities for ancillary accommodation which still relies on the existing dwelling for other functional services.

LANDSCAPING

The only alterations to landscaping concerning the conversion will be the additional parking area between the house and converted garage. The existing brick wall between the dwelling and existing garage shall be removed to allow for a small extension to the current parking area to be made in the area between the house and garage. This shall be formed using a permeable block paving, to match the current driveway.

APPEARANCE

The only change to the visual appearance of the building will be the infilling of the garage door openings on the front elevations. This shall be done using a matching brick, which will be recessed by 75mm to retain the visual effect of the existing openings, with the current soldier courses etc. New windows and doors shall be uPVC in styles and colours to match the units present on the dwelling house.

ACCESS

No changes to access form part of the proposal.

As the double garage would have originally been two of the dedicated parking spaces for the dwelling, these will be loss of parking as a result of the development, despite the garage already being subject to a conversion. By removing the brick wall attaching the corners of the house and garage, it will provide a passage between to access an extended area of parking. 3 parking spaces will be provided for the dwelling and an additional one for the annex guest.

