

DESIGN & ACCESS STATEMENT

**PROPOSED DEMOLITION OF SINGLE GARAGE
AND THE CONSTRUCTION OF A GARDEN
BUILDING WITH TWO-BAY CARPORT.**

5 Greyladyes
School Road
Bursledon
SOUTHAMPTON
SO31 8BX

November 2022

Site Location

The application site is situated in School Road, within the village of Old Bursledon. The site has an area of approximately 114sq/m and is gently sloping East towards the River Hamble. The property is semi-detached (joined to No.6) with the front wall of the building forming the boundary on School Road. Directly on the Northwest boundary there is a private road that services numerous properties and garages. Vehicular and pedestrian access to the property are via this private road. There is a single garage with a hardstanding for three vehicles at the rear of the site.

The site is situated within a conservation area, special policy area and has Article 4(1) designation under the local plan.

The existing property was originally part of the ancillary buildings for the Greyladyes Estate (Elm Lodge built around 1810). The property is shown on the first edition Ordnance Survey map of 1888. The current property is constructed in painted rendered masonry with a natural slate roof. The windows and doors are a mixture of timber and metal.

Planning History

C/06/57801

Proposal *Construction of detached single garage*
Decision Date 2006-10-13
Decision Permit

C/04/52371

Proposal *Construction of single storey extension to form new shed to side following demolition of existing wooden shed*
Decision Date 2005-01-19
Decision Permit

H/19/86032

Proposal *Single storey rear extension*
Decision Date 2019-02-09
Decision Permit

NC/20/89293

Proposal *Notification of intent. 1 no. Cypress (T1) - Fell to ground level. 1 no. Silver Birch (T2) - Crown raise by removing the 5 lowest branches back to the main stem. Reduce the lateral branches that are extending towards the property and over the patio area by 2 metres.*
Decision Date 2020-12-22
Decision No objection

The Proposal

It is proposed to demolish the existing single detached garage that is located on the rear boundary. In its place there will be a two-bay carport with an attached garden building facing towards the house. The garden building will incorporate a small garden store and a gym / exercise space. The low pitch roof that faces the house will be installed with PV solar panels (25.6 sq/m). These panels will generate 4kW of electricity that will supply the main house with renewable energy. In front of the garden building there will be a small patio.

The existing garage has a floor area of 14.2 sq/m, compared with the proposed garden building that will be 13.9 sq/m.

Materials and detailing;

- Exterior walls will be painted rendered to match the existing property.
- Windows and doors will be Anthracite grey powder coated aluminium. This colour choice will compliment the existing house.
- Overhanging eaves detail on the front of the garden building to match the single storey section of the house.
- The proposed roof will be constructed from metal box profile 0.7 PVC Plastisol coated roof sheets (Anthracite Grey) with PV solar panels install on the surface.

There are no highway considerations relevant to this proposal, as the existing access to the rear of the property is to remain unchanged.

All trees on the application site are to be retained as existing.

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

Consideration was given at the initial design stage to reduce any impact on the residential amenity of the neighbouring properties. The proposal will not be overbearing on the adjoining property or cause any overshadowing issues.

Photographic Record



GARAGE WITH ADJOINING CAR PARKING SPACES



VIEW OF GARAGE FROM THE PRIVATE ACCESS ROAD



REAR VIEW OF GARAGE FROM THE PRIVATE ACCESS ROAD



VIEW OF NEIGHBOURING BUILDINGS ADJACENT TO GARAGE AND VEHICLE PARKING