

DESIGN AND ACCESS STATEMENT/ HERITAGE STATEMENT:

46 Roe Green Worsley, demolition of existing detached garage and erection of replacement provision.

PREAMBLE:

The proposal seeks consent for the demolition of a detached single garage situated in the rear garden of the dwelling and the erection of a double detached garage is the same location.

The development would be considered permitted development where it not for it's location within the Roe Green/Beesley Green Conservation Area.

CONTEXT:

The proposal is for the provision of adequate vehicle, cycle and garden storage in relation to a single dwelling house.

AMOUNT:

The overall size and height are reflective of general proposals of this type and below the guidance in Manual for Streets for a double garage. Considerable garden area is retained and the proposal will not impact upon residential amenity in relation to private open space.

LAYOUT:

The location is the same as the existing garage albeit on a slightly larger footprint.

SCALE:

The proposal is single storey with a pitched roof of 27.5 degrees. The massing is proportionate to the main dwelling and development in the vicinity.

LANDSCAPING:

The garden areas are established and no further landscaping is proposed.

APPEARANCE:

Materials will match those of the existing dwelling, the existing roof tiles from the demolished garage will be re-used.

ACCESS:

The existing vehicular access and driveway will remain unaltered.

CONSULTATION:

Due to the minor nature of the development no pre-application advice was considered necessary.

HERITAGE:

The site is on the periphery of the Conservation Area, and although the existing property offers an above average degree of architectural merit, it is recently constructed and has no historical bearing.

The proposed garage is set to the rear of the private garden of the property and has no impact upon the street scene.

It is remote from any listed or locally listed buildings within the conservation area and its construction will have no impact upon the integrity of the conservation area.