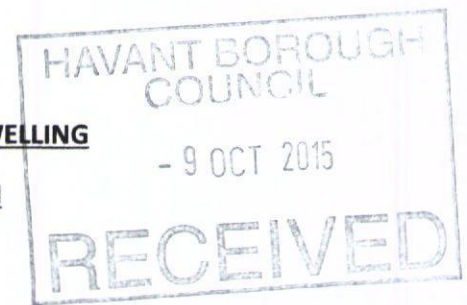


DESIGN & ACCESS STATEMENT PROPOSED NEW DWELLING

TO REAR OF 57 FROGMORE LANE, LOVEDEAN



1.0 Proposal

The Planning Application submitted relates to the construction of a detached two storey dwelling located in part of the rear garden of No.57 Frogmore Lane, Lovedean.

In conjunction with the dwelling would be a detached double garage located within the ground allocated for the additional property as indicated on the drawing submitted.

2.0 The Site

57 Frogmore Lane is an existing dwelling, semi detached with No.59. The existing plot measures 18.6m wide and 78m deep. The rear garden area is currently approximately 57m deep and laid completely to grass.

A private drive serves the property to the south side with an existing vehicular access onto Frogmore Lane. The drive currently terminates beyond the rear of the existing property.

Boundaries to the rear garden consist of an existing 1.8m fence on the north boundary, a 3.0m high established hedge to the west and a 1.0m high timber fence for the length of the south boundary.

An existing garage/outbuilding is located to the rear of the property, which would be retained and form the lane for new rear boundary for No.57, on its back edge. The rear garden is generally unobstructed and falls very slightly from west to east. One small tree is located to the rear of the garden area and this would not be affected by the proposal, and therefore retained.

3.0 The New Plot

As indicated on the block plan the new property is proposed to be sited at a mid-way point on the plot allocated. The overall plot would be 35.5m x 18m, with a dwelling footprint of 9 x 15m. The detached garage would be 6.0 x 6.0m. The first floor to the new dwelling would be partially formed in the roof area to reduce its height and impact with all windows/doors located to the front (east) or rear (west) elevations.

External walls will be finished in facing bricks colour and finish to be agreed and the roof interlocking tiles, with tile hanging to dormers, colours and styles also to be agreed. It is proposed to form a central feature gable to the front elevations at first floor level finished externally in render, which would enclose the stair well and landing internally.

The existing vehicular drive would be extended to form access to the front of the new property for parking and using the garage. The main drive would then be shared with No.57. The remaining rear garden area to No.57 defined with 1.8m high close boarded fencing and gates to access the garage. A 1.8m high close boarded fence is also proposed to the Southern Boundary to provide privacy for No.55. Boundaries to the west and north are proposed to be retained as existing.

4.0 Impact of the Development

The rear Garden to No.57 is unique for properties in this immediate area, as the plot is 18m wide (almost twice that of any others) and has a private drive extending beyond the rear of the property.

Therefore constructing an additional property in the rear garden does not present issues of access or space. It is noted that a number of recent Planning Applications have been submitted for residential dwelling to areas of rear gardens to properties in Frogmore Lane between Nos.41-49, most recently for 4 No. properties (Application Ref. APP/15/00728) which is understood to have now received approval. It is acknowledged that some local residents, particularly those in Yoells Crescent have objected to the proposed developments in this area however Planning Officers have subsequently recommended approval in most cases and applications only falling at Committee stage.

It is felt the proposal as submitted and taken in context with recent successful application for new dwellings between Nos.41-49 Frogmore Lane, will not have any significant impact on nearby residents and their properties.

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