Design and Access Statement (66 Sinah Lane) continued
Autumn Pictures





As can be seen from the Autumn photos above the main gaps are to either side of the trees where the existing timber fencing has fallen over and not yet been replaced. This would be replaced as part of the proposal with new hedging to screen the garage. Its is interesting to note the timber panel fencing in the front hedge of the neighbouring property which is well in front of the proposed line of the new timber clad garage proposal.
It should also be noted that the hedge to the properties either side of 66 sinah lane are in excess of 2m high and the hedge to the rear of the proposed garage receives most of its light from the south facing aspect provided by the driveway of the neighbouring property.

With regard to the other reason for refusal, i.e. the potential risk of damage to the TPO listed Lime trees on the boundary, additional advise has been sort from Mr Gifford of Gifford tree services and an additional letter has been added to the tree survey originally provided. The new design for the foundation allows for a flexible pile and raft type foundation as recommended in the BS5837: 2005 this allows positioning of piles away from major roots and allows the raft to be supported on the piles reducing compaction and disturbance to the root protection area. The design has been based around the principles of the housedeck system as identified by the arbicultural consultant, in addition cellweb root protection membrane (see info sheet attached) is utilised to protect the roots during and after construction and air and moisture ventilation space is provided below the garage to avoid damage to the tree roots. It should be noted that the garage has been moved away from the bank and also the driveway sub surface and finishing surface has yet to be added to the existing site so little if any surface excavation other than removal of the scalpings/hardcore (applied 12 months ago) and hand excavation of the pile wholes will be required.

The site plan in the tree survery shows an area of root protection (RPA) – depicted by the red box on the plan. The proposal to construct the garage will require some work within the RPA . to excavate pits for foundation pads as specified. These pits are to be hand dug to avoid cutting large roots. The excavation work within the RPA is less than 20% of the root protection area depicted on the schedule attached as suggested in the BS5837: 2005 document clause 11.3.5.

The area the garage will be built on will be laid with ‘cell web’ covering. See attached suppliers instructions.

All work will be undertaken with care to avoid damage to the trees on this site no materials will be stores or mechanical diggers used within the RPA.

Site

The proposed site is well screened from the road and the surrounding properties by mature trees and hedge rows several other properties including the house directly opposite already have detached double garages in there front gardens
Simulated views of before and after have been provided to show the limited impact of the proposal

Design
The garage has been designed with materials which blend with the existing surrounds and has a hipped roof to reduce the potential visual mass of the roof structure.

Parking
Whilst external parking is reduced by two spaces (replaced with internal parking) this still leaves the property with three other external spaces and room to turn with the property.

Access
Access is unchanged by the proposal

Planning Committee
Due to the previous refusals of this application we feel that a site visit from the committee and consideration at a planning committee meeting would give this application the best process for consideration and would ask that this be the process by which it is considered