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. It is also important to note that no objection has been raised by either neighbour to this proposal.

Finally the garage has been moved further away from the important trees on the front boundary of the property however it is also important to note that the garage would be built on a raft foundation not intrusive footings, and that the site is already partially excavated to allow for a layer of compacted porous scalpings and the final porous drive finish to be put in place. Thus the requirement for excavation will be very minimal and according to the arboricultural surveyor as long necessary precautions are taken it will not be detrimental to the existing trees.

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