Supporting Statement

Incorporating

Design and Access Statement

- Town & Country Planning Act 1990
- Planning (listed Building & Conservation Area)Act 1990

Conversion of a double to a single garage (Storage), and Granny Annex.

33 High Street
Durrington
Salisbury
SP4 8AE



Client: Mr & Mrs Graham

September 2023

Prepared By: WT Designs, 1 Canute Road ME13 8SH

07786960295

WTdesign.nw@gmail.com

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Introduction

The Supporting Statement (incorporating Design & Access Statement) to be read in conjunction with the application for planning permission for; Conversion of a double to a single garage (Storage) and Granny Annex.

It should be read in conjunction with Drawings and other documentation submitted with the planning application.

The various headings used in this Design and Access Statement follow those prescribed by Article 6 of The Town and Country Planning (General Development Procedure) (Amended)(England) Order 2006, but have also been taken from other sources, including the Local Planning Authorities Guidance and the publication entitled, 'Design and Access Statement' published by the Commission for Built Environment (CABE).

Location / Boundaries

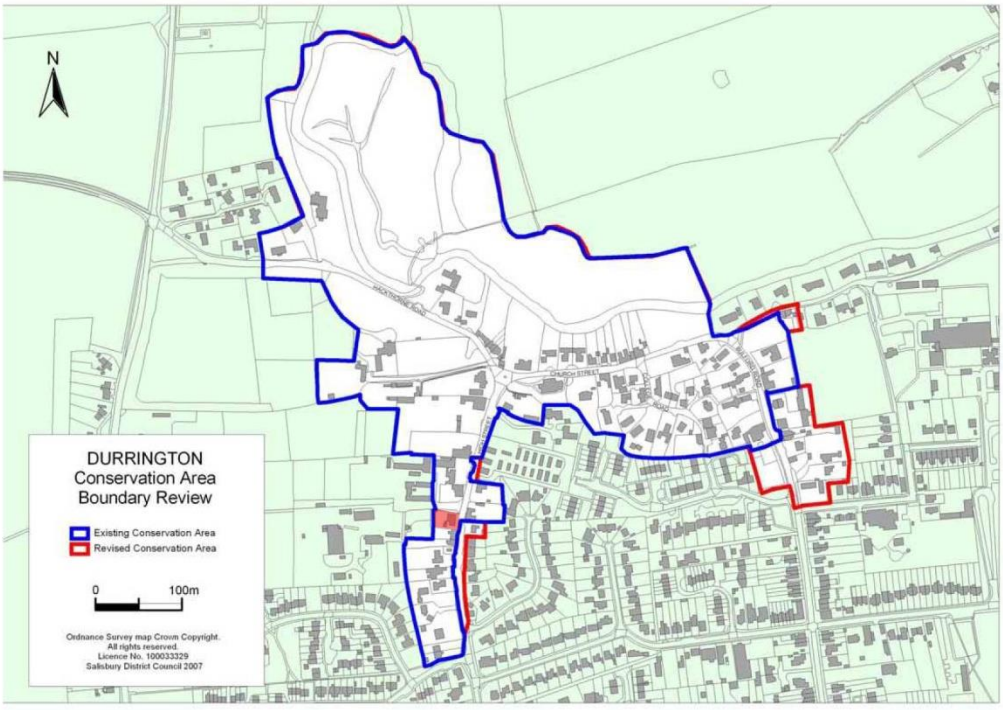


The Site is located within the village of Durrington.

The total site area is – **0.0735 Hectares / 0.182 Acres**

The existing double garage is on Clover Lane at the bottom of the garden of 33 High Street. To the west is a driveway serving 31 High Street.

Garage Redevelopment



Conservation Area

33 High Street, as already noted lies within the Conservation Area of the Village of Durrington, The conservation area was last appraised in 2009. Site Highlighted in RED.

Existing

The double garage externally remains unchanged to the principle elevation. There is an existing block paved drive to the front and a pedestrian access door to the side (East Facing Elevation).

The garage construction is brick with sandstone cills and heads to window and heads to garage doors. The garage and personnel door are timber construction. The roof is a pitched roof with gables to the primary and rear elevation finished with slate.

Proposed

The side personnel door will be replaced with a timber window and the remaining opening will be bricked up in bricks to match the existing. To the rear there will be the formation of two windows one at 1st floor level to the sleeping deck and one to the bathroom. Both will have stone cills and heads to match existing. To the ground floor there will also be the main glazed access door in the form of French doors (outward opening to maximise floor space) with two side lights

The Garage will be heated by a gas boiler and connected to mains water. It currently has a power supply. Foul Drainage will connect into the existing manhole in the garden. SW Drainage remains unchanged.

Scale / Appearance.

As the Principle elevation remains unchanged the will be no noticeable change from anywhere other than within the site. The conversion will be constructed in such a way that reverting the building back to a double garage will be straight forward.

Landscaping

This will remain unchanged.

Access

Access to Clover Lane will remain unchanged. There is currently suitable parking for 3 cars so will facilitate any additional vehicle (guest for the granny annex).

All door and vertical circulation is provided in accordance with the Building Regulations. Providing adequate ventilation and means of escape.

Conclusion

The applicant is aware of the policies contained in the adopted local plan and development framework, including policy statement / guidance issued by central government which relate to design and sustainable issues, including residential development and other development within conservation areas. The Proposed is designed to minimise any visual difference from the site or the street.

Appendix – A Location Plan



Conversion of Garage to Granny Annex

For Mr & Mrs Graham
33 High Street,
Durrington,
Salisbury,
SP4 8AE

Drawings Prepared by

WT Designs
SW18 1HZ
07786 960295
wtdesigns.nw@gmail.com

Site Location Plan 1:1250 @ A4

Drawing No. 1001 (Planning Submission)

Appendix – B Site Photo's



1 – View from road of driveway and existing Double Garage (House in background).



2 –View from road including House and Garage.



3 –Front of Garage and Drive



3 –Side of Garage

Appendix – C Schedule of Application Documentation

1001 – Location Plan 1:1250@A4

1002 – Existing 1:100@A3

1003 – Proposed 1:100@A3

1104 – Block Plan 1:200@A3