

STATEMENT in connection with Proposal to Demolish Double garage and Construction of Single Garage and associated works adjacent to the

Church Hall Watersmeet Rd Harnham SPSP2 8JH

for

Twirlrose Ltd

The Location

The site is located south of Salisbury off the A3094 from Newbridge to Wilton with access via a private road [Watersmeet Rd] to the west of All Saints Church and passing the Church Hall. Access to the garages is over a paved area not within the applicant's sole ownership.

The Garages

Located on the South side of Watersmeet Road the garages are constructed off a concrete base in prefabricated concrete panels with a coursed stone finish under a corrugated iron roof. Access is via up and over metal garage door to each space. Direct glazed opening are cast in the panels. The external dimension are 5.00 metres East-- West x 5.158 metres North--South. The site is bounded on the East side with the graveyard and to the South, garden area with the Church Hall

The Proposal

The garages are coming to the end of their useful life and the width of the each garage is not suitable to the modern vehicle. The applicants wish to replace the garage to the same footprint but with a single garage allowing for a suitable door width to accommodate a modern vehicle and a personnel door

The construction will be brick on North and West elevation with block work on South & east

The roof will be a single slope to the East finished with the EDPM rubber surface

Internal lighting will be provided by PV panels on the roof to battery storage. No external lighting is proposed

Surrounding Area

The properties in Watersmeet Road are set well back in their site and mainly with a white exterior a short distance from the site is a garage building is also in white finish.

The Garages are screened from the East by an established hedge which will not be affected. To the South the garages are built directly on the boundary

Planning Matters

The garage has no association with the surrounding properties but the forecourt area is in shared ownership .The appropriate Notice has been served on the joint owner

There is no other intended use of the garage other than parking of a vehicle and storage

The location is just within the Conservation Area as shown on the attached extract plan it is considered the replacement garage will enhance the Conservation Area.

The garage is planned to accommodate 1 vehicle a reduction of 1 on the present possible use

It is considered the garage is not suitable for bats due to the iron roofing therefore a PRA is not submitted

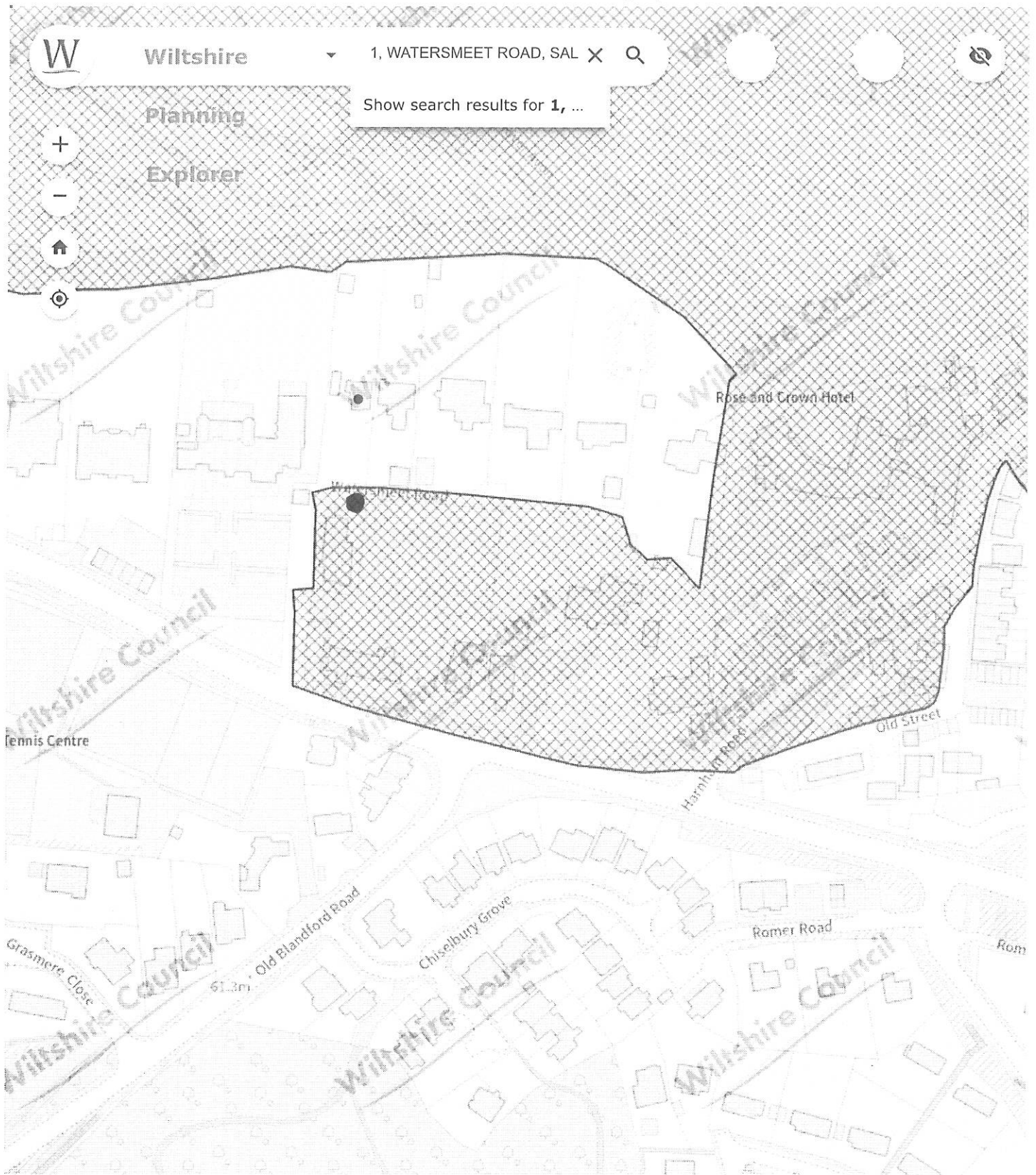
Although the proximity of the River Nadder is approximately 80m to the North the Flood risk maps indicates the site is in Flood Zone 1

Attachments

- 1 Photograph of North Elevation to Watersmeet Rd
- 2 Photograph of West Elevation
- 3 Extract of Conservation Area showing location of garage
- 4 Ibstock Tradesman Buff Multi brick with white fascia







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