

Design and Access Statement

318 Station Road, Bagworth, Coalville, LE67 1BN Garage Extension and conversion

Existing Property

The Rear Garage for 318 Station Road is a 1960's single leaf brick and pitched roof tiled building erected in the rear garden of 318 Station Road detached house. The site is not within a Conservation Area and the existing property is not listed or locally listed. The existing house on site was permitted planning permission in 1997 for a rear/side extension. The property occupies a site area of approximately 880sqM which is mainly open garden space. The open front driveway is approximately 173sqm, the garden is 440sqm (excludes rear garage), the side of house open space is 23sqm and the house is 120sqm.

Site Access:

318 is accessed from Station Road via a private access road between. The road is generally in excess of 3 metres wide (in excess of 4 metres North of the existing dwelling 314) but is restricted to 2.7 metres for a small distance (2.7 metres) where there is an existing building.

Existing Garage:

Gross external floor area: 31 square metres

Topology and adjacent sites

The plot is effectively level.

Proposals:

The proposal is to extend the detached garage 7600mm towards the rear of the house and convert it into a bungalow for the parents of the site owner. The bungalow will have two bedrooms, a bathroom, kitchen, living room, utility room and plenty of storage space. Also tidying up the exiting external walls to include insulation to create a modern home with masonry cavity walls and pitched tiled roof.

Brick work, block work, render and tiles to match existing. Windows and doors to be UPVC and to match existing colour of existing house on site.

Setting

The existing garage is on the east side of the site and the extension is to prolong west wards along the perimeter fence of neighbouring property 320. The closest facade to facade dimension between existing and new will be in excess of 7 metres. The new dwellings are all 1 storey and so no taller than the existing garage.

Parking

The proposals provide parking to meet the Highways requirements: Existing driveway can hold up to 5 cars spaces.

Access

The 3 metre wide access to the north of the site/side of the existing house provides direct access from the driveway to the proposed bungalow and vice versa. This is also where waste and recyclable storage will be transported and stored for collection.