DCDESIGN

DESIGN & ACCESS STATEMENT

'The Garage'
Rossendale Road, Earl Shilton, LE9 7LX

Assessment :

- The site is a motor repair garage.
- The site has residential dwellings gardens to the rear (South West).
- The site has a residential dwelling to the South East.
- The site has commercial offices to the North West.
- The site has Rossendale Road with further commercial / industrial properties the other side of the road to the front (North East).
- The proposal replaces an earlier dilapidated lean-to of timber construction that was on the exact footprint of the new.
- The site is within a commercial and residential mixed area.

Access :

- Access is a level entry access via the existing garage forecourt from Rossendale Road.
- The site has its own parking facilities and further leased parking, as shown on the site plan.
- There is level access throughout the building.
- The site is within a 30 mph restricted area.
- The site is close to the centre of Earl Shilton, all amenities, bus stops and bus routes.

Evaluation :

- Minor works / replacement of existing facility to a long established Motor Repair Garage with no loss of amenity to neighbouring properties.

Involvement :

- No formal discussions have taken place, as the work is of such a minor nature. Although discussions have taken place with the Enforcement Officer and his recommendations put into place.

Design Principles :

- The proposal is to replace a dilapidated lean-to, which previously occupied the site.
- The proposal will be built in timber stud with painted boarding externally, to match the adjoining property.

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- The proposal, unlike the original lean-to, will be set 100mm from the adjoining property.
- The area will be unheated.
- The proposal is well screened and is only visible from directly in front of the property.