Mr B Pountney
No.333 Rugby Road, Burbage, Hinckley, Leicestershire

Reference: 333-Conv-D_A
Proposed conversion of existing double garage into new 2 bedroom apartment and creation of new integral garage within existing dwelling

DESIGN AND ACCESS STATEMENT

Description
Full planning approval applied to convert existing attached double garage to a new two bedroom self contained apartment. To replace the garaging a new double integral garage will be created within the existing dwelling.

Area and Amenity
The full site area extends to 0.16 hectares. The new apartment will be apportioned some garden area from No.333 to provide an ample front and private rear garden. The new dwelling will be well concealed from Rugby Road by the existing tree and vegetation. A new 1.8m high close boarded fence will be erected to the rear to provide the necessary privacy to No.333 and the new apartment.

Landscaping
No new planting is proposed as the site already benefits from a mature landscape, should further planting be required a condition could be imposed to secure additional landscaping details.

Access
The existing access that currently serves No.333 will be utilised to serve the new dwelling and a new access formed from the access to No.335. Planning permission has been granted to serve an additional 3 dwellings to the rear of No.333 and No.335 also from this access but the total number of dwellings will be 5No.

Design

The overall shell of the double garage is not being extended and the existing walls and roof are being maintained. The existing garage openings are to be removed and in-filled with brickwork and 2no. new windows. The existing personnel door to the side elevation will be utilised as the new front door.

Parking
2No. New parking spaces will be provided to serve the new apartment and 2No. Integral parking spaces and room for additional parking spaces on the private driveway for No.333.

Planning Statement
The proposed dwelling will contribute towards creating new dwellings and improve the mix and type of property in Burbage whilst maintaining privacy and security with no impact on the character of the area.