

Proposal

The proposal is to provide a larger garage for the applicant who is a builder who has to take his own equipment and tools to various different sites. Above they plan games room partially within the vaulted roof space.

The house currently has no utility room so the back of the garage will be used for that purpose.

Scale

The scale is domestic sitting next to the two storey main house.

Size

The gross internal area of the ground floor is 45.3 sq m. The gross internal area of the first floor is 33.6 sq m measured to surveyor’s standard 1500mm head height.

Materials

The proposed building will be constructed of a medium red facing brick with a Spanish slate roof.

There will be a roller shutter door to the garage as these are the most secure. All the opening mechanism sits over the door within the garage. It will be dark grey to match the windows on the house.

Access

Vehicular access will remain exactly the same for the applicants and their neighbour in no. 205 who shares the existing highway access.

Pedestrian access to the building will via a side door on the house elevation with a straight start the first floor.



Existing large single storey garage looking rather sad against the renovated house.



Access drive to 205 Main Street. Shared highway access with 201.

Landscape

The proposed garage/games room sits largely on the site of the old agar , the remainder on a stoned forecourt area. There is no loss of landscaped areas. Upon completion the applicant intends to carry out domestic landscaping around the curtilage.

Summary

We understand both immediate neighbours are satisfied with the applicants proposals and see the existing garage as a bit of an eyesore.

The building will be constructed to high standard and shut fir comfortably into the the local neighbour hood.



The side large single storey garage facing the house.
The textured render is not weathering well.



The adjacent property no. 205 can be seen in the background. It is bounded by 1800mm high close boarded fence.