

DESIGN & ACCESS STATEMENT FOR THE ERECTION OF A NEW
GARDEN ROOM FOLLOWING DEMOLITION OF AN EXISTING GARAGE
IN THE REAR GARDEN OF
28 NORTH PARK ROAD, KIRKBY PARK, KIRKBY, L32 2AS

This Design & Access Statement has been prepared to assess and support the merits of a planning application that seeks planning permission for the erection of a new Garden Room following the demolition of an Existing Garage.

The site is located within the North Park Road Conservation Area.

No 28 is surrounded by mainly residential property's of a similar style, many with Extensions & or Conservatories. A number of Flats & small residential park are also in the vicinity.

The proposed Garden room will be built using Face Brickwork to match or similar to the brick on the existing main house. The roof will be pitched & hipped in slate effect tile in keeping with the demolished Garage & House roof.

The Garden room will be detached from the main house and will not project beyond the neighbour's garage; this will avoid loss of view or light from No 30

The Garden room will also not have an adverse affect on the view from No 26 as there are no windows overlooking from the rear wall of the property.

The property boundary at the rear of the site is 20+m away & another 7.5m to the house beyond the boundary.

The windows used in the garden room will be in keeping with the main house windows as almost all of the surrounding properties have PVC frames installed.

The proposed Garden room will provide the home owner additional accessible living space on the ground floor in the large garden. Due to the large area of the garden and the demolition of the existing garage the proposal will not be overbearing on the site or have any detrimental affect on the neighbours.

Floor levels will be min 150mm from ground level & will be built to building regulations specification.