

Design, Access, and Planning Support Statement

Supporting a retrospective application for the replacement of detached garage
with new garage at

30 Newnham Avenue Ruislip, HA4 9RN



front view of the site

Client: Kanchan Pasalkar

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1. Introduction

- 1.1. This statement accompanies a full planning application submission to the council in respect of the replacement of detached garage with new garage at 30 Newnham Avenue. No changes are proposed to the main house.
- 1.2. The applicant has replaced the original detached garage to the south-west of the property with new garage with understanding that the replacement falls under Permitted Development. The applicant was not aware of the 2.5m height rule if the development is within 2m of site boundary. Therefore, have replaced the garage in August 2020 with new mono-pitch roof with ridge higher than 2.5m.
- 1.3. The council Planning Officer visited the site and informed the applicant about a complaint. Since then, the applicant had dialogue with the council Planning Officer 'David Lockie' and the officer advised to apply for a retrospective planning application for the replacement garage.

2. Site and Context

- 2.1. The application site is a semi-detached property with detached garage to the side of the property. The garage can be accessed via shared drive with the adjacent property no.28. The surrounding area is mainly residential with semi-detached houses.

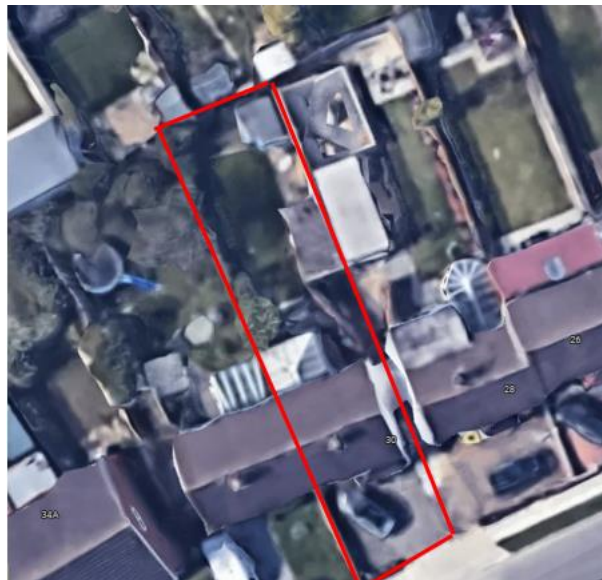


Figure 1- Aerial view

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Figure 2- Location plan (not to scale)

2.2. The adjoining property at no.28 has garage larger in depth adjoining the application site garage and also have outbuilding adjoining the boundary.

3. The Proposal and design

- 3.1. The applicant has replaced the original detached garage with new detached garage, which is same in width however, deeper by approximately 1.5m from the original garage. The new garage has got mono-pitch roof with ridge 0.78m higher than the original garage roof. The new ridge and parapet are 0.57m higher than adjoining neighbour's garage. No changes are proposed to the main house.
- 3.2. The original garage was in bad condition (also stated in homebuyer report Aug 2015) and was not weatherproof, therefore, the replacement was necessary. As described in section 1 of this report, the applicant was not aware of specific height rules for Permitted development and was advised by the builder that the replacement falls under Permitted development.
- 3.3. The size and height of the new garage remains moderate and does not impact on the existing property or streetscene. Only small part of the garage is seen from the streetscene. There is a garage and outbuilding adjoining the site boundary to no.28, therefore, there is no additional

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impact on the neighbouring properties.

- 3.4. The new garage matches the existing property in terms of material and external appearance. The new garage display render on external walls and roof tiles to the roof.
- 3.5. The appearance of the existing property and the streetscene is improved by demolishing the old, dilapidated garage with new garage to match the existing house.
- 3.6. The applicant has consulted the neighbours at no. 28 who have expressed their support to the replacement of garage and the planning application.

4. Conclusion

- 4.1. The replacement of garage is of moderate size and the application is not considered to cause unreasonable impact on the neighbouring properties.
- 4.2. The proposal represents sustainable and efficient use of the site, has due regard to the characteristics of the surrounding buildings and creates a better garage for the property.
- 4.3. This Planning, design, and Access statement in conjunction with the drawings, documents and evidence supplied in the full planning application constitutes a well-considered application and LPA are respectfully requested to grant approval.

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