

DESIGN & ACCESS STATEMENT

30 DEERINGS DRIVE, OLD EASTCOTE, MIDDX

The application site is situated on the northern side of Deerings Drive and lies within an identified Developed Area.

The property is a two-storey detached dwelling house.

The proposal is to convert the existing garage to habitable use, the reason being that it is currently too small to house a modern motor vehicle and therefore not fit for its original intended purpose.

The only existing off street parking facility shall remain unaltered and sited in front of the proposed garage conversion. There is no other available parking within the site.

Due to the loss of storage within the existing garage, the intention is to update and enlarge a storage shed to the side of the converted garage. This facility will be timber constructed with a felt flat roof.

All external materials proposed, due to the intended works, shall match that of the existing dwelling.

Access onto the site shall remain as existing via Deerings Drive.