


PROPOSED
STRUCTURAL IMPROVEMENTS
TO EXISTING GARAGE
AT
FEAZER COTTAGE
SLAIDBURN ROAD
WADDINGTON

SUPPORTING STATEMENT

AUGUST 2018

 24/08/18

ASSESSMENT

PROPERTY LOCATION AND DESCRIPTION

The property is located inland approximately 500m east of Slaidburn Road and completely screened from view due to the undulating nature of the land.

The building is rectangular in shape and constructed in simple form out of 2 leafs of concrete block and cavity forming ground and first floor space with several masonry openings under a 30 composite clad sheet roof

The east elevation comprises two windows a single door and large access garage door.

The north gable elevation comprises 2 single doors a window with a steel staircase erected in recent times providing convenient and direct access to the first floor.

There are two windows in the south gable elevation no openings to the west elevation.

HISTORICAL USE

The garage forms part of the household use within the domestic curtilage of the property .

Planning permission (App No 3/02/0927/P) for the garage use was secured in February 2002 for the incidental use of the householders to the property.

Refer to supporting statements from the applications agent at the time dated 14th February 2003 and the planning case officers supporting draft statement under "Delegated item file report"

The garage has been used for the housing of vintage tractors general domestic paraphernalia and a snooker table at first floor for the general enjoyment of the applicants son (at the time) and friends.

In recent times Mr Holden senior i.e. semi retired and no longer keeps tractors . The garage is presently used by Mr Holdens son for the housing of his social hobby of motorbikes as a progression from snooker incidental to the storage of domestic paraphernalia .

RB 24/05/13

The first floor has a small bathroom with office storage area and has been used as temporary residential accommodation , when the family had to vacate the principle property through fire damage,

PROPOSALS

Approximately sixteen years since the erection and use of the garage the present applicant (son of original applicant) to the property wishes to live separate from his parents.

The applicant has the opportunity of retaining residence at Feazer Cottage by living in the garage subject to improvements in the form of an Annexe to the principle property .

The opportunity of investing funds into the garage is substantially better than a deposit on a new house which would be significantly smaller and distant from his place of work.

DESIGN

It is proposed to emulate the traditional design feature of Feazer Cottage into the garage principle east and north elevations which are in general view.

Features will include , lining the concrete block work with natural Ashlar stone , dressed sandstone heads and cills to masonry openings and a natural blue slate cover.

The ground floor will comprise a garage lounge , entrance hall, kitchen-breakfast room with separate utility room and cloaks – toilet.

First floor comprises, three bedrooms with bathroom.

SUMMARY

The project works will provide a vastly improved visible impact to the building by the removal of gable staircase and large garage door opening and a pleasing effect to the general surroundings.

The provision of extended residential accommodation in the form of an annex to the principle .

JB 24/09/18