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CHARTERED BUILDING SURVEYORS

39 Pendle Street East, Sabden,
Clitheroe, Lancashire, BB7 9EQ



SUPPORTING STATEMENT
FOR THE CONTINUED USE OF THE GARAGE
AS AN OFFICE/ GYM AND
PROPOSED NEW GARAGE
AT SPRINGFIELD
OLD BACK LANE
WISWELL
BB7 9BS

FOR MR AND MRS DAVIES

REF:- 116

Date:- 6th October 2020

REV:- A 19th October 2020

320200999

SITE DESCRIPTION

The application relates to a detached bungalow that has been recently extended. The extension and renovation of the bungalow was completed earlier this year, the works were approved in 2017 under application number 3/2017/0989.

The bungalow is located off Old Back Lane within the main settlement of Wiswell, the property is located outside the designated conservation area.

THE PROPOSAL

The previously approved works to the dwelling were completed at a similar time to the national lockdown due to COVID-19, the decision was taken at that time by the clients to make the approved garage habitable so that it could be used as additional office space. The additional office space is needed to ensure sufficient working space can be provided for the family members.

As a result, the clients have decided to apply for the continued use of the previously approved garage as an office/ gym, it is proposed that some exercise equipment will be installed in the previously approved garage as the clients are no longer visiting their usual gym due to COVID-19. As part of the same application, the construction of a single storey garage is proposed, this will be linked to the existing dwelling via a boot room.

APPEARANCE, LAYOUT AND SCALE

The proposed garage has been designed to match the existing bungalow, the walls will be finished with a mixture of K-Rend and stone and the roof will be slate, the proposed materials will be exactly the same as the materials used on site for the previous works. The size of the proposed single garage ensures it is subservient to the main dwelling. The garage will be screened from Old Back Lane by the electricity sub-station and the large hedge that forms the boundary to the property, as such the proposals will have minimal impact on the neighbouring properties.

USE

As mentioned above it is proposed the previously approved garage will be used as an office/ gym space and the extension will provide a garage and small boot room to serve the property.

ACCESS

The access to the dwelling will remain as existing. The site plan indicates parking for at least 3 vehicles and a space for a vehicle within the garage, all vehicles can turn around on the driveway and leave the site in a forward gear.

LANDSCAPING

The landscaping within the site will remain as existing.

CONCLUSION

The proposed development will provide the clients with the additional space they need for home working and amenity space required moving forward, where we are all presently being encouraged to work from home. The scale of the proposed garage extension is suitable for the site and will be in-keeping and in proportion with the existing dwelling.

