

Due to the proximity of the site in relation to that of the neighbouring property the height of the proposed double garage has been greatly reduced by lowering the proposed garage to the lowest ground level of the site possible as illustrated on SPA drawing 5760 – G02 D. This reduces the overall height by 500mm. Furthermore, the roof pitch has been greatly reduced from a 24 degree pitch to the minimum, 18 degrees suitable for standard concrete tiles which in turn lowered the overall height of the garage by a further 500mm. By doing this it reduces the total height of the garage by 1m which would remove any impact of overshadowing and loss of natural light to No. 41 Hawthorne Place.

In addition to reducing the height of the proposed double garage the footprint of the property has been reduced to that of a standard double garage size to facilitate the parking of 2 vehicles only. The symmetry of the site matches similar detached double garages present to Hawthorne Place, however, we have kept the garage frontage a gable as opposed to the side, again to ensure no loss of light to No. 41 Hawthorne Place. By making these changes to the proposed double garage we believe that this development would be sympathetic to the existing spatial arrangements between properties on Hawthorne Place and see no reason why this small residential garage should not be approved given that similar new build developments with ancillary garages are wide spread and accepted throughout Clitheroe and the Ribble Valley.

Date: September 2021
Job ref: 5760

ORIGINAL SUBMITTED

DESIGN AND JUSTIFICATION STATEMENT

Planning Application for the
Proposed Conversion of the Existing Integral Garage
and Erection of a Proposed Double Garage
at No. 43 Hawthorne Place
Clitheroe,
Lancashire

Date: April 2021
Job ref: 5760

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Mr Brown, as part of a Householder planning application for the conversion of the existing integral garage and erection of double garage at No. 43 Hawthorne Place, Clitheroe, Lancashire.

It is to be read in conjunction with planning drawing Nos:

- 5760 – G01 Existing Plans and Elevations
- 5760 – G02C Proposed Plans and Elevations
- 5760 – G03 Site Location Plan

2.0 SITE

The property is located on Hawthorne Place which is accessed off the B6478 Waddington Road. The site comprises of driveways suitable for the provision of four vehicular parking spaces and garden amenity areas. The site has a decline in topography from north west to south east.



3.0 PROPOSAL/DESIGN

The scheme facilitates the conversion of the existing integral garage to create an enlarged kitchen area with a separate utility and store room. The existing garage door that will provide external access into the proposed store is to remain and the adjacent garage door is to be removed and infilled with brickwork and a window to match the existing dwelling. The garage conversion incorporates a bi-folding glazed door to ensure the area benefits from large expanses of natural light.

The erection of a detached double garage is proposed situated to the south east of the site in close proximity to the dwelling. The garage will provide the provision of two vehicular parking spaces and a small workshop area.

4.0 SCALE

The size and scale of the proposed garage is proportionate with the existing dwelling. The garage is set down from the dwelling to ensure the structure appears subservient to the existing dwelling. The proposed garage does not impact or have a negative effect on neighbouring properties or their amenity space.

5.0 APPEARANCE

The design has taken reference from the surrounding context including the material selection to create a proposal that is in keeping with the existing and neighbouring properties to provide a positive visual impact and ensuring a positive relationship between the original property and garage when viewed from the street scene.

A limited palette of materials such as Upvc white coloured windows, tile roof covering, facing brickwork and stone quoins to match the existing and neighbouring properties, integrated with simple and quality detailing are used to enhance the positive visual impact of the design. The proposed window size to the converted garage is proportionate with the existing windows to provide symmetry throughout the property.

6.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact for the site and surrounding area and will complement the existing street scene. The proposed garage will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure they are in keeping and harmony with the existing and surrounding properties. The proposed garage does not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light.