

# **Design and Access Statement for 37 Wellington Street St. Johns, Blackburn**

## **Introduction**

Scheme Designs Ltd. has been appointed by the Applicant to submit a planning application with Conservation area consent to Blackburn with Darwen Borough Council. This document accompanies an application for the construction of a detached double domestic garage etc. The proposals are illustrated on Drawing 0342/002.

## **Property Location & Description**

The Property is located on the corner of Wellington Street St. Johns and Clarence Street. The property is situated within a designated Conservation area.

The main property has a mixed use with the ground and first floors as a family dwelling and the second floor as an independent flat.

## **Planning History**

A planning application was submitted to Blackburn with Darwen Borough Council dated 5<sup>th</sup> July 2013. This application was subsequently refused on the 30<sup>th</sup> September 2013, the grounds for refusal are as follows:

1. The proposal fails to provide appropriate pedestrian and vehicular sightlines to the detriment of the safe, efficient and convenient movement of highway users, contrary to the requirements of saved Policy T9 of the Blackburn with Darwen Borough Local Plan

## **The Planning Proposals**

The main purpose of the application is to obtain consent to:

- Construct a detached double garage for domestic use
- part demolition of garden wall and formation of drive access

The Applicant intends to construct a double garage so as to enable his vehicles to be stored safely and securely. In order to access the garage, the driveway will need to be extended to the rear of the property. Part of the garden wall be retained

## **Involvement**

Due to the nature of the application, we have not made any recent pre-application inquiries with any Council officers.

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## **Appearance**

The attached garage will be constructed using brickwork to match the existing dwelling, and will be constructed with a pitched roof covered with slates to match existing. The garage door will be a closed slat type with a galvanised steel polyester powder coated finish.

## **Scale**

The new garage will have a ridge height of 4.2m high and a soffit height of 2.2m high.

## **Access**

The garage will be accessed from the side of the property.

## **Landscaping**

It is proposed that the area in front of the garage cellular grid system filled with grass. This will allow an area where vehicles can manoeuvre and exit the site in a forward motion.

## **CONCLUSION**

In conclusion we feel that the proposed garage design compliments the surrounding area in visual terms and satisfies current planning policy and guidance.

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SCHEME DESIGNS Ltd