

Design and Access Statement

- Location:** 16 Hall Green Manor, West Boldon, Tyne & Wear, NE36 0PD
- Proposal:** Remove existing metal storage shed. Erect brick built storage area and replace iron gate to remaining garage opening with canopy door.
- Abstract** The metal storage shed that was erected to store bicycles has been broken into on a number of occasions and is now beyond economic repair. Two very expensive bikes have been stolen and the replacements are now having to be kept inside the house. There are now five bicycles stored in the house. The iron gate is replaced by a canopy door because wind through the present iron gate causes the canopy doors at the front of the carport to be dislodged from their hinges.
- The removal of the existing storage shed has no adverse effect on Safety, Access or Boundary.
- Design** The new erection covers less than 20% of the area around the dwelling. It does not extend beyond the side or rear walls of the original house. The bricks and roof tiles are a close match to those of the existing dwelling. The roof pitch closely matches that of the existing house at the point marked "X" on the plan view but has a slightly reduced pitch at the point marked "Y". Light to the existing stairwell window is provided through the roof window. There is no impact on light or privacy to any neighbouring dwelling.
- Aesthetics** The construction is within the angle of the L shaped footprint of the dwelling and the walls and roof match that of the dwelling. The doors match those of the existing dwelling in material and colour.
- The construction can only be seen from within the courtyard and does not change the character of the dwelling.
- Safety** The construction does not cause any safety issues and is within the boundary of the dwelling.
- Access** Vehicular access from the rear of the easterly car-port is prevented. Pedestrian access from the car-port area into the dwelling is through lockable doors.
- Boundary treatment** Boundary treatment is not effected.