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ACCESS AND DESIGN STATEMENT

PROPOSED DWELLING AT 13 BELGRAVE GARDENS, SOUTH SHIELDS

The work proposed is the construction of a new 3 storey, 3 bedroomed terraced house, attached to the existing dwelling at 13 Belgrave Gardens. The new property will generally match the existing house and will have 4no. rooflights to allow for an additional bedroom in the roofspace

In terms of Access, it is not considered that there are any issues as access to the front and rear of the new house is the same as existing.

It is assumed that the principle of constructing a house on the site has been established through the previous expired Permission ref. ST/0873/19/FUL.

The amount of development is as described above, similar in size to the existing dwelling.

The layout of the house has the main living accommodation to the ground floor - lounge and kitchen/dining room, with a w.c. and a store cupboard under the stairs. Two bedrooms and a bathroom are located at first floor level, and an en-suite bedroom with dressing room on the second floor (rooms in the roof space).

The scale of construction matches the existing dwellings on Belgrave Gardens, two storey main dwelling, with an additional storey created in the roof void.

The appearance of the building follows the design of the existing building, replicating all of its main materials and features, such as the front bay window, mock Tudor boarding/render, etc.

No landscaping is proposed, other than minor changes to the existing hard landscaping, extending the existing paving and relocating external steps to create an access to the new house.

Arrangements for parking, servicing, etc will remain unchanged. There is ample space in the (shared) rear yard area for sealed wheeled bins to be stored for general and recyclable waste which will be deposited on the highway on the day of collection.

The property has room to park two cars in the rear yard and existing garage (with automated shutter), that were created when the original dwelling was extended in 2013.

Parking space also exists on the highway in both Belgrave Gardens and St. Mary's Avenue.

The Governments introduction of Bio-diversity requirements since the original Planning Permission was granted is acknowledged, but as this is a one-off custom build house and it is to be built on an existing hard-surfaced area.

It is therefore considered that the bio-diversity requirements will not apply, and there is no loss of habitat as a result of the development anyway.

For all of these reasons the construction of the proposed house is believed to be justifiable.