

DESIGN STATEMENT
CONSTRUCTION OF NEW GARAGE
ACCOMADATION WITH STORAGE

11A BRAMALL CLOSE

MILNROW

OL16 4BX



SEAL DESIGN

INTERIOR AND ARCHITECTIURAL DESIGNS

INTRODUCTION

The existing dwelling was built in the 70`s with an integrated garage with land extending to the rear and behind number 15

BACKGROUND INFORMATION

The current garage was built to accommodate a car which at that time was more than adequate in size at the time of building. The applicant is a motor car enthusiast and is currently working on restoring a car in the current garage which is becoming difficult with need for a car lift to work on the underside of the car. The applicant also has teenage daughters who drive and are car owners which results in on street parking.

DESIGN

1. The design is foremost trying to avoid the proposed building looking like a garage block. Under current legislation the garages could be built under permitted development rules. However, this would not provide the headroom required for a car lift
2. With the requirement to provide off street parking for both insurance purpose and traffic management there is land available to the rear of the property to construct adequate garaging for cars and bikes
3. To enable a safe working practice to be created during restoration there is a need to install a car lift platform which requires adequate headroom.
4. The applicant is also a keen mountain bike enthusiast and carries out is own repairs/maintenance to bikes.
5. The design also includes for a safe working area for maintenance of cars and bikes

TREES

There are no trees affected by the proposed extension.