

Proposed extension and alterations to garage at Queensbridge House, Overton Planning Statement

September 2022



greenspace
architects

01691-623889

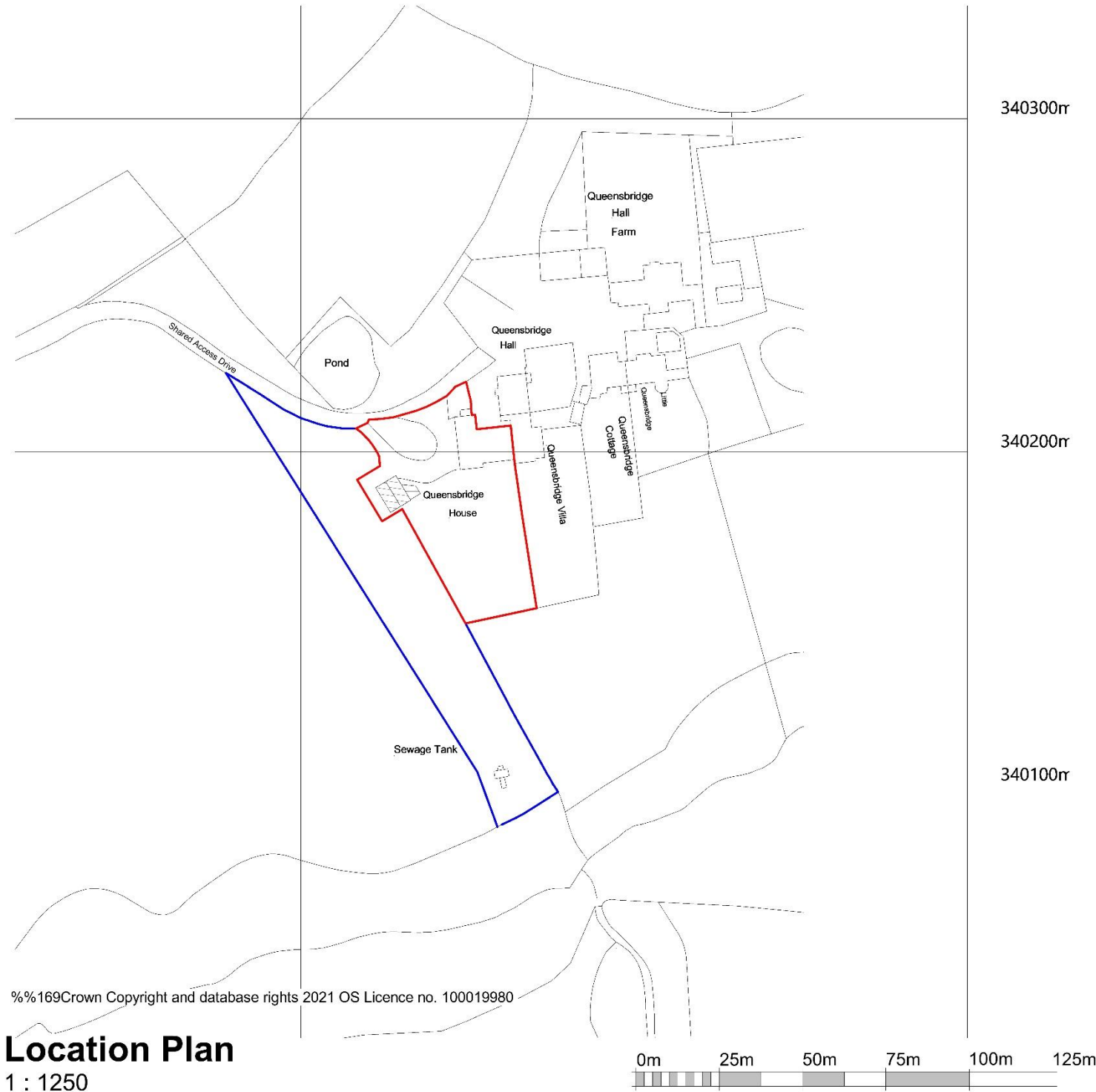
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Introduction

Project Overview

Greenspace Architects have been appointed by the applicants to prepare a scheme to extend and alter the existing garage, garden store and workshop at Queensbridge House to add a car port for a camper van and a first floor for ancillary domestic accommodation to suite modern home working. The existing garden store is in poor condition and needs replacing for something more secure (on the same footprint as the existing).

The existing, Queensbridge house has been sub-divided and the applicants live in the section of the house which has the main frontage to the driveway.

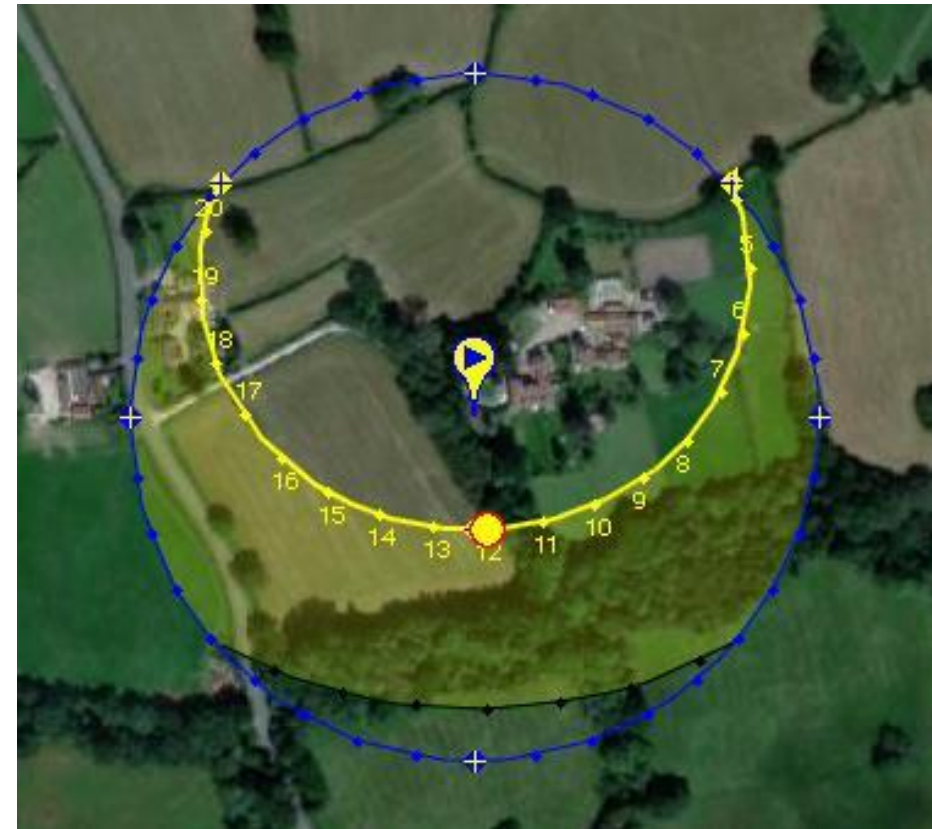


Location Plan
1 : 1250





Sun Path Diagram for 21st March



Sun Path Diagram for 21st June



Sun Path Diagram for 21st September



Sun Path Diagram for 21st December

Existing Photographs



View of the garage with Queensbridge house in the background.



West elevation with concrete hardstanding in front of the gates to the garden.



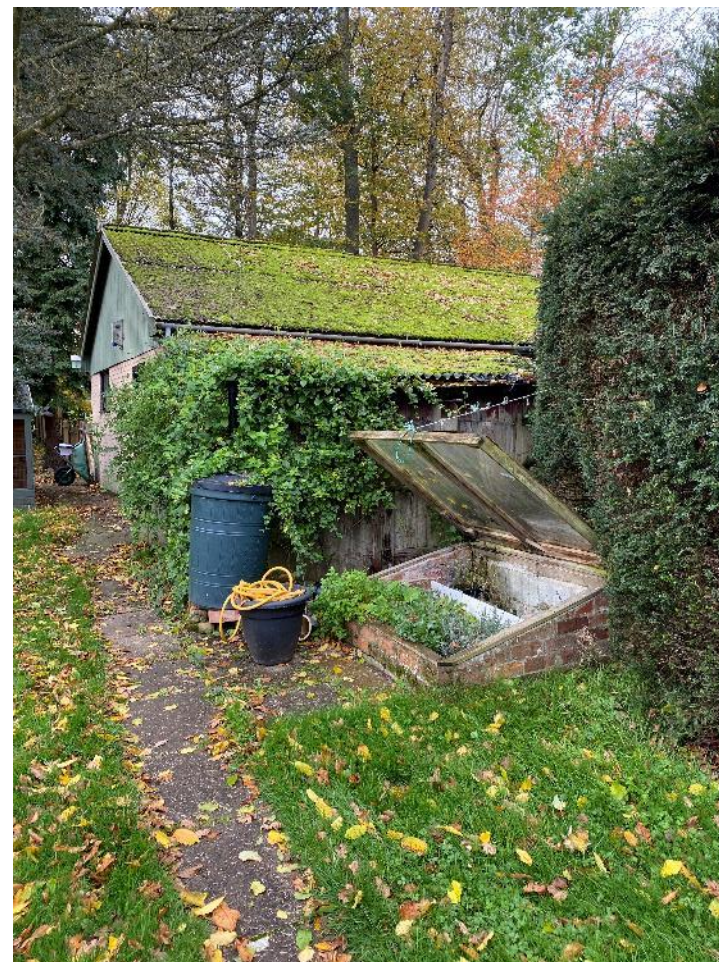
SW corner of the garage with concrete hardstanding wrapping round to the west.



Applicants' campervan and existing garage and house beyond.



External view of the rear elevation of the garage from the garden.



SE view of the of the garage/garden store from the garden.

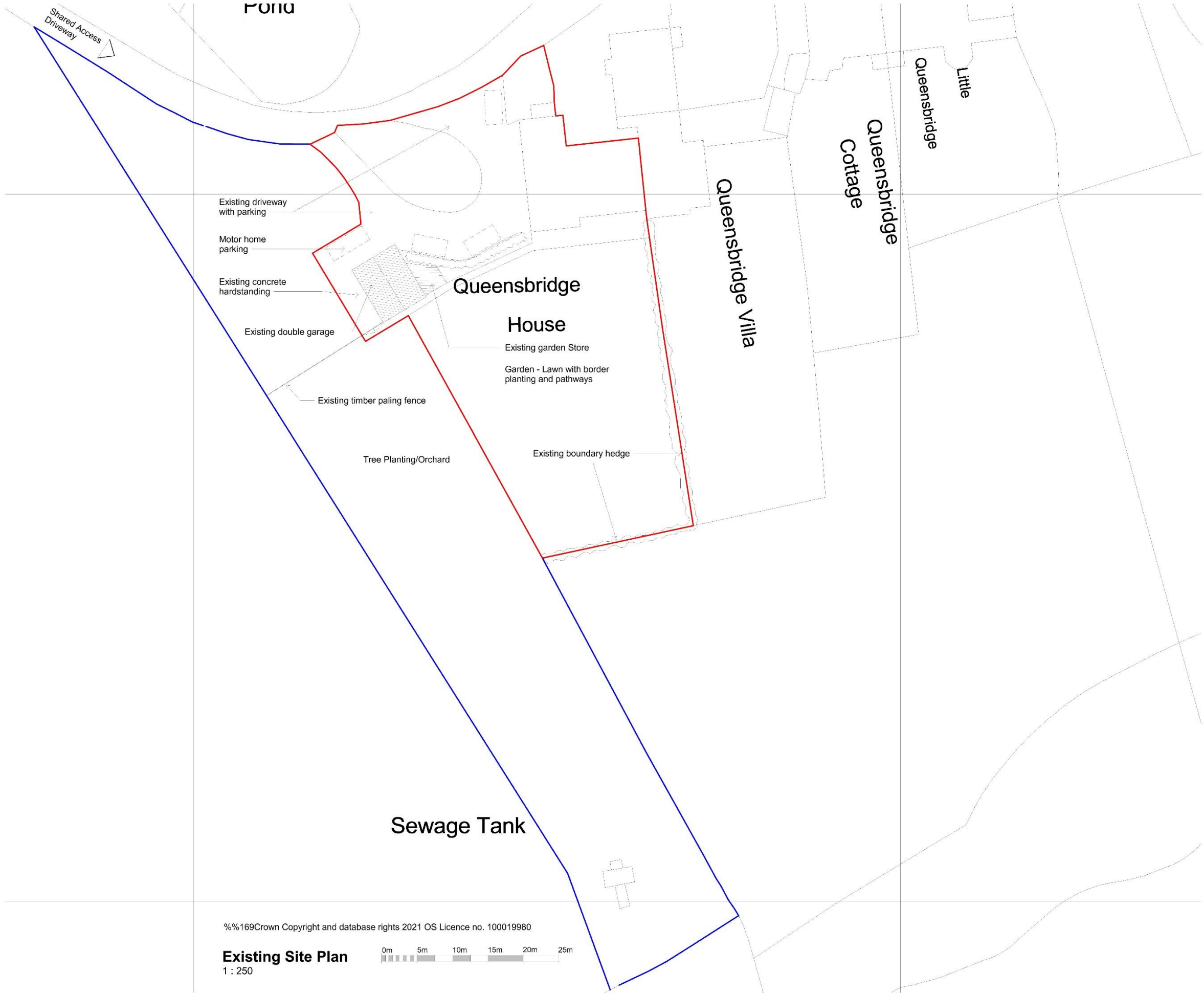


Front elevation of the garage.



Rear elevation of Queensbridge House from the garden.

Existing Site Plan



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Existing Site Plan
1 : 250



Existing Floor Plan and Elevations



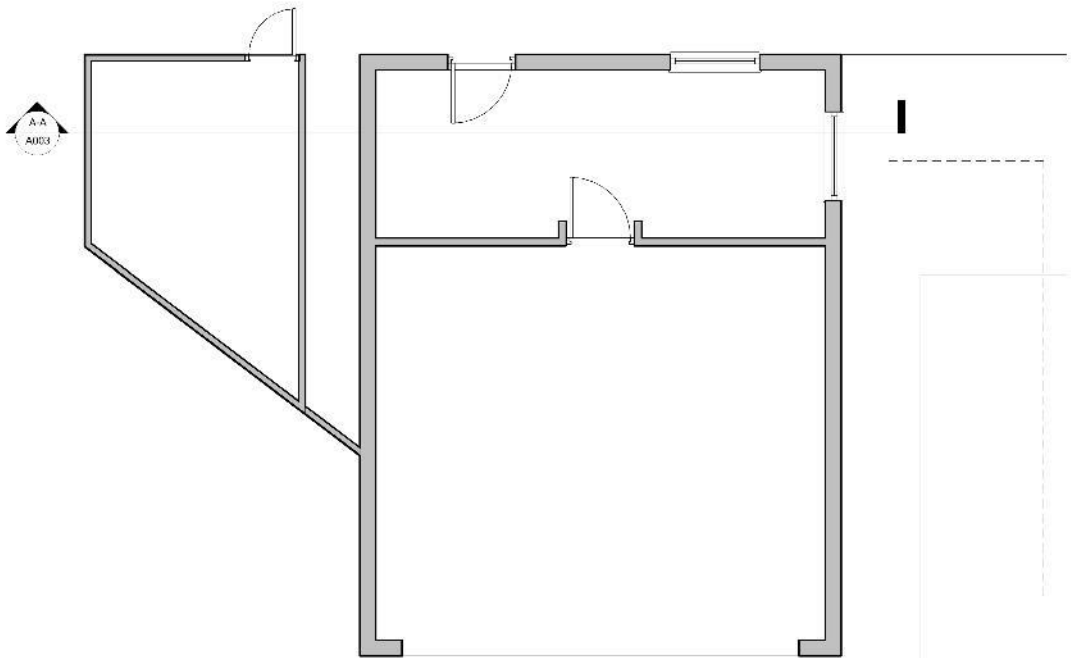
Existing North West Elevation
1 : 50



Existing South West Elevation
1 : 50



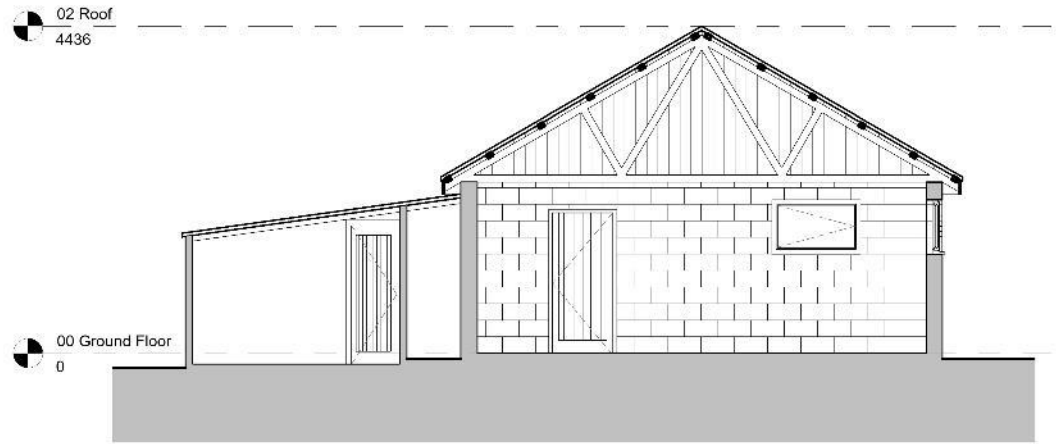
Existing South East Elevation
1 : 50



Existing Ground Floor Plan
1 : 50



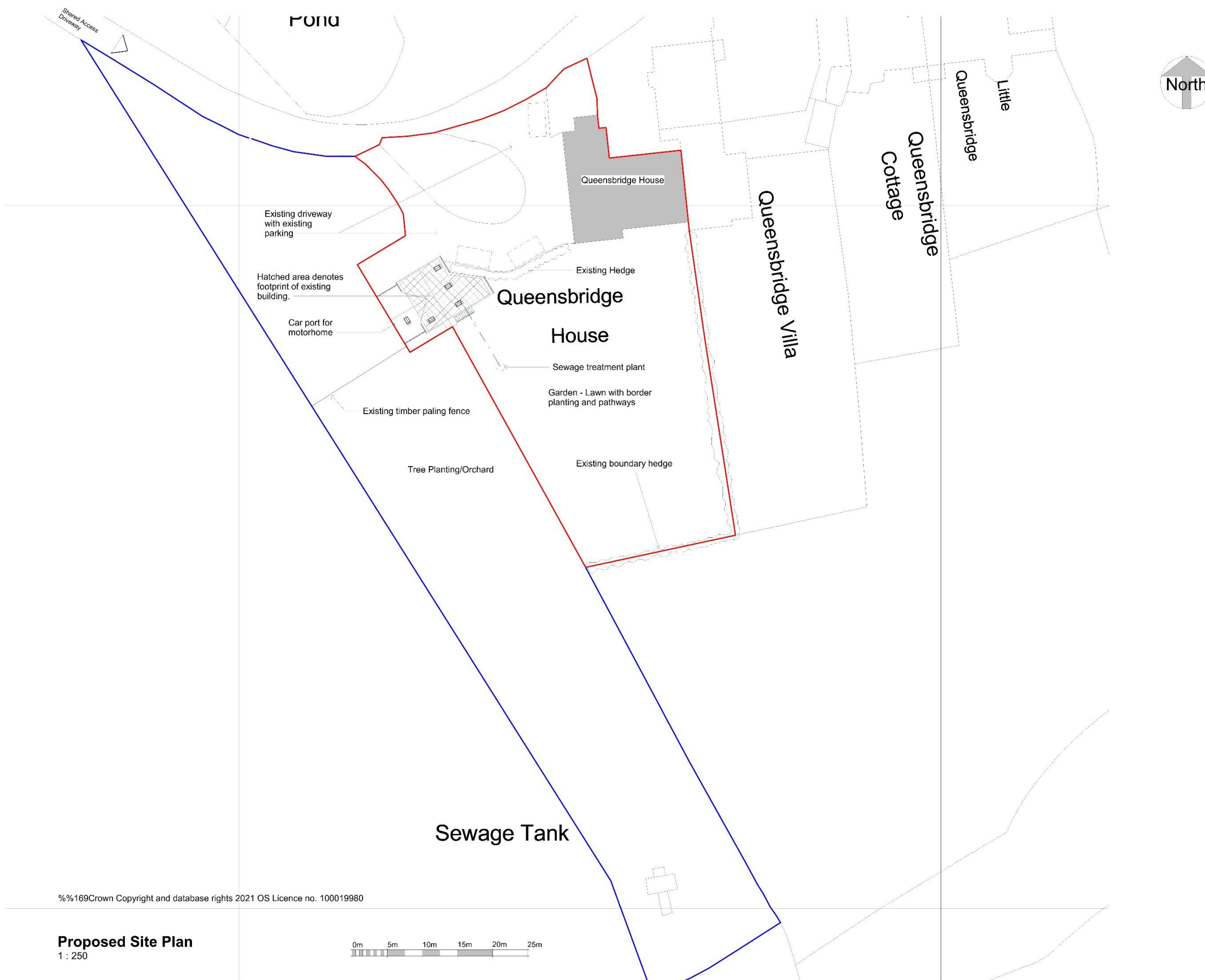
Existing North East Elevation
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Section A-A
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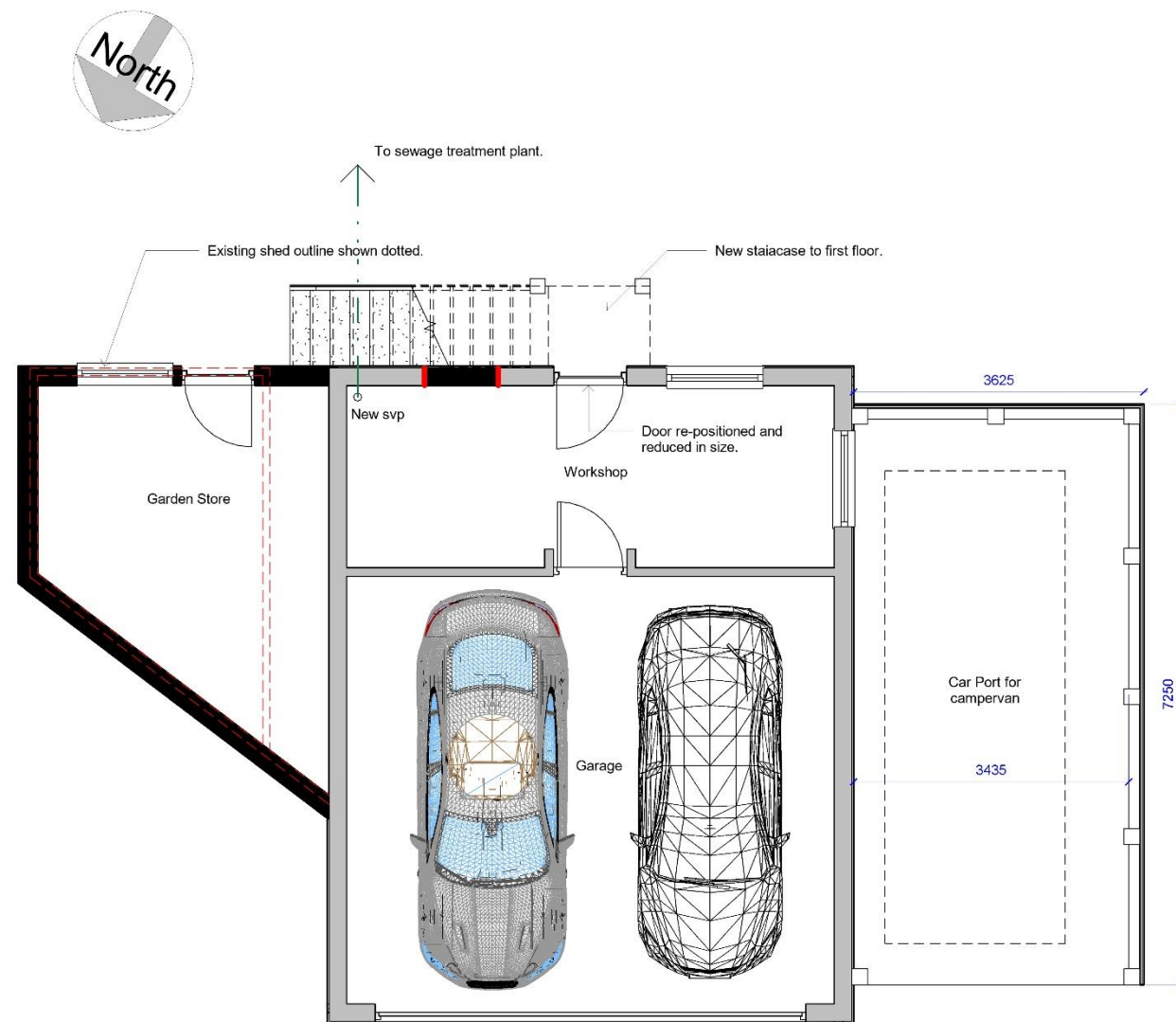


Proposed Site Plan

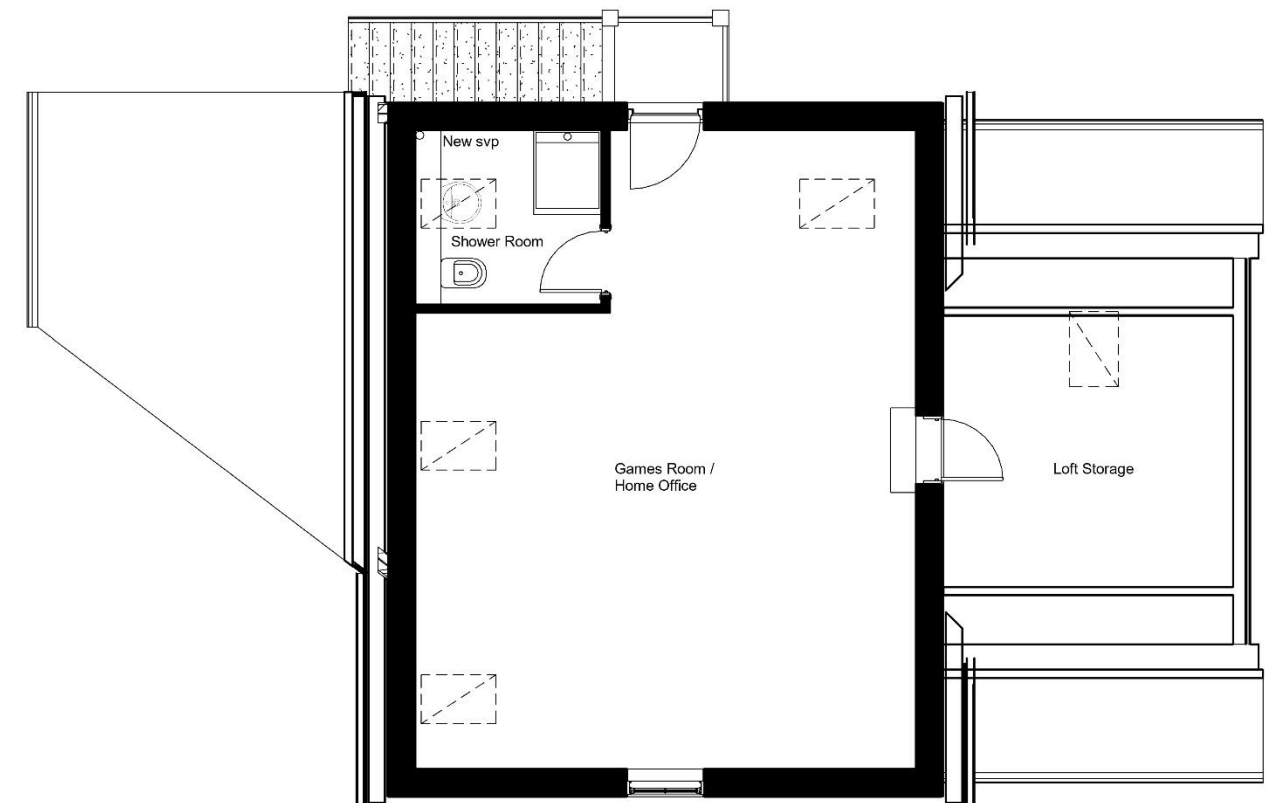


The proposed site plan shows the new car port to the west and an external stair. The footprint, otherwise, remains unaltered. The proposed motorhome port to the west is situated where there is an existing concrete hardstanding.

Proposed Plans



Proposed Ground Floor Plan
1 : 50



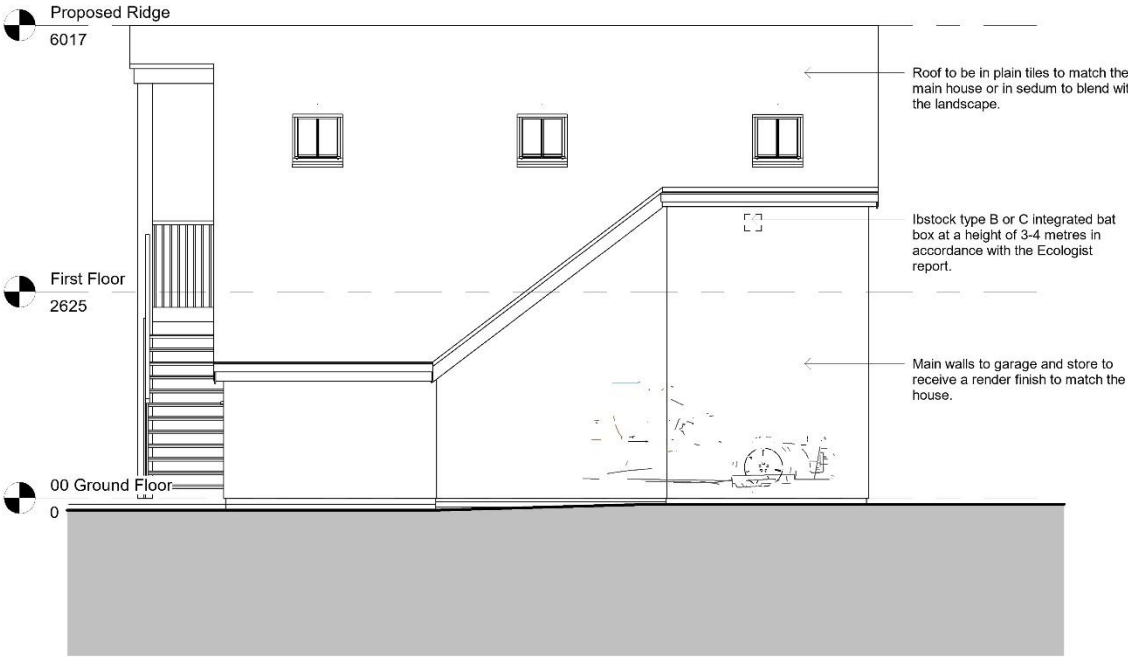
Proposed First Floor Plan
1 : 50

This scheme shows the car port to the west (situated on an existing concrete hardstanding), with a pitched roof and the existing walls to the garage built up to provide a first floor space for home office/ancillary domestic accommodation. A new external stair provides access to the first floor rooms, which include a main room and a shower room. To the east, the existing garden shed is replaced on a similar footprint – this could be in timber frame (as existing) or in a more substantial construction to match the garage.

Proposed Elevations



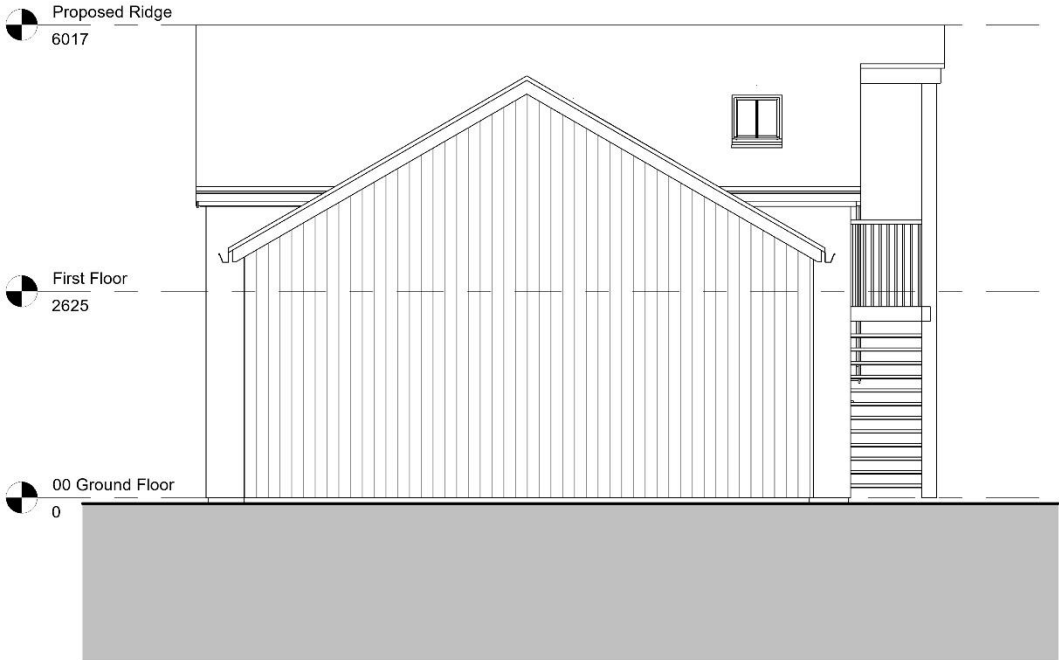
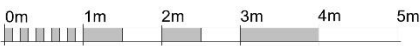
Proposed North West Elevation
1 : 50



Proposed North East Elevation
1 : 50



Proposed South East Elevation
1 : 50



Proposed South West Elevation
1 : 50

The proposed elevations are shown with walls in rough cast render to match the existing house and then timber cladding to the proposed car port. The window to the proposed first floor room is shown in a similar style to the main house also. To the rear, an external staircase is shown to access the new first floor.

Planning Statement and Policy



LPG 13 States: Garages must be proportional to the needs of the dwelling and there will rarely be circumstances where accommodation for more than two cars per dwelling can be justified;

The existing garage supports 2 cars and the proposed extension to the west is for an open fronted car port to provide covered protection for the applicants' campervan. The campervan will not fit into the existing garage due to its heights.

The proposed room above the garage is not garage accommodation but ancillary domestic accommodation to the main house to provide home office for the applicants due to modern working arrangements and the applicants working from home.

The existing Queensbridge House has been sub-divided and the applicants own the front facing section of the building which is an imposing home, especially when read with the rest of the building. The proposals are clearly subservient to the existing dwelling in both height and massing. The proposed building will be of an appropriate scale that improves the visual amenity of the group of buildings and their wider context.

The existing garage is, whilst structurally sound, had been built from low cost materials and the proposals seek to improve the appearance of the building to be more in-keeping with the main house, in terms of materials. The attached garden store is in poor condition and requires replacement – the proposal seek to re-build this on the same floor area.

The proposals seek to achieve 'a higher quality design more in keeping with the character of the original dwelling;' as stated in LPG 13.

Planning Policy Wales

5.6 The Rural Economy

5.6.1 The rural economy must develop a wide base if it is to be adaptable and resilient to the challenges it faces now and in the future. Events such as the climate emergency, the coronavirus pandemic and exiting the European Union all bring economic and societal uncertainty, and the ability to respond flexibly to these issues will be key to the future success of rural areas.

Due to the coronavirus pandemic, many companies have adopted flexible working with more people now working from home. This has a positive impact on the environment by reducing the amount of travel and the proposals support this by providing accommodation to improve home working.

