

Use

The subject garage is one of a group of three garages on Nassington Road. It is not tall enough at the entrance nor wide enough to take a modern SUV. The new owner of number 28 Parliament Hill which has off street access and access from the rear of the garden to this Garage and Street access via the gate in the photo below. The owner is unable to use the garage for a vehicle as it is too narrow and not high enough and the flank wall is unstable and dangerous as shown below.

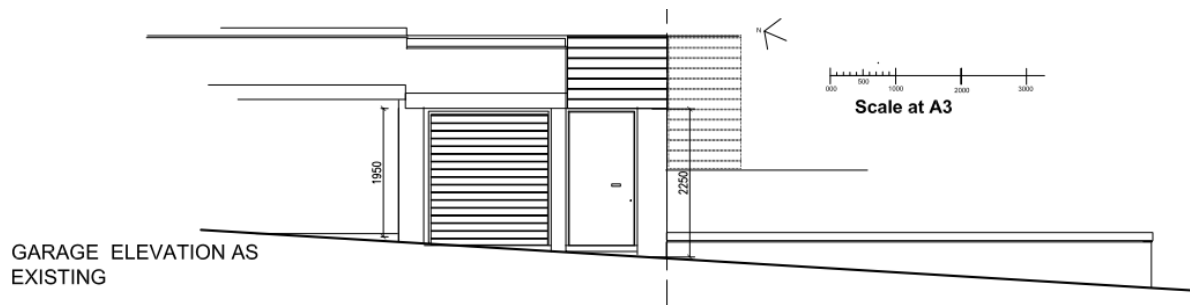


Flank wall of existing garage about to collapse

The owner wishes to purchase an electric SUV and will need to charge it off street for which the enlargement of the garage width and height is necessary to accommodate a charger and the vehicle.

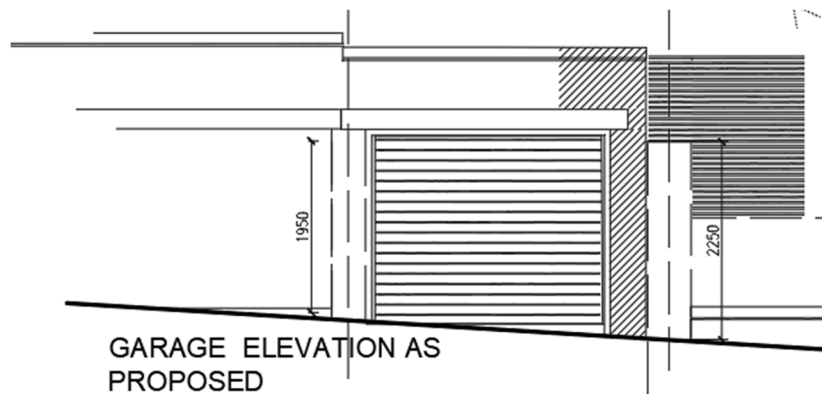


Existing Garage and Gate to No 28 Parliament Hill



Amount

The proposal is to extend the brickwork over the existing garage door along and up to the end pier of the existing gate to number 28 on the RHS of the above photo. It is also proposed to remove the RH wall of the garage and raise the concrete lintel. This would widen the entrance to 3250mm and provide enough room to get in and out of a car either side in the garage adding an additional 8msq and by demolishing and moving the the flank wall.

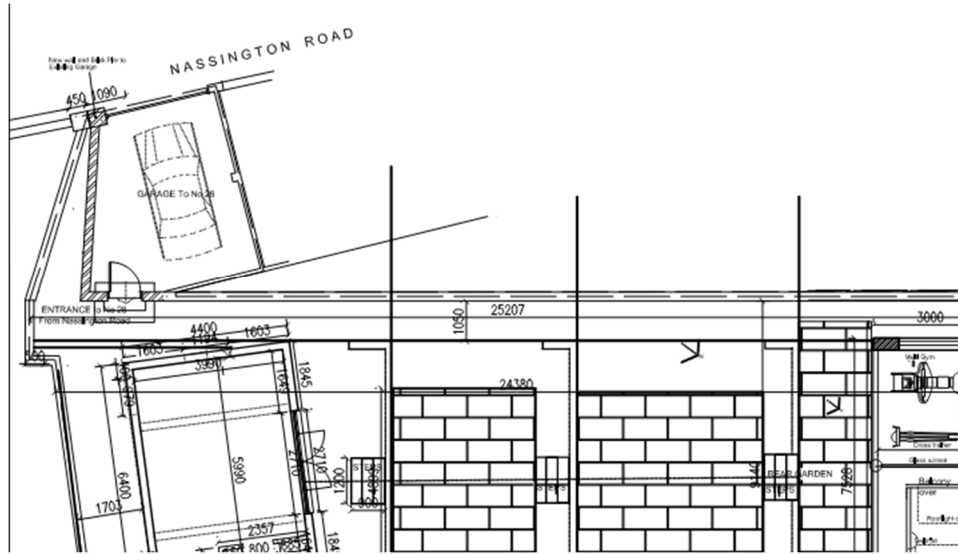


Layout

The proposal would provide a new door internally from the garage directly into the rear garden with new steps up. There would be a remote roller shutter door to match the existing garages, The flat roof would be rebuilt with a green roof. The remaining land between the Garage new flank wall and the boundary wall to the flats would be used as storage and a compost area.



GARAGE PLAN AS EXISTING



GARAGE PLAN AS PROPOSED

Scale

The proposal will be no higher than the existing simply wider and with a taller opening. This will be insignificant because of the steep slope to Nassington Road and necessary in order to accommodate a modern car. The brickwork will match the existing sand Faced flettons.

Landscaping

The proposal will require additional landscaping to the rear garden and new steps up to the rear garden from the new garage. The triangular area to the right of the garage on the Oakley Court boundary will be used for garden compost and storage. There will be a new garden path leading up to the house and new planting to the rear garden.

Appearance

The site is currently screened from the street by the brick wall on the pavement boundary and the Horizontal fencing and return fencing on the flat's boundary and by virtue of the flats being at a lower level than the garden of number 28 Parliament Hill. The new brickwork will match the existing. The new roof will be a green roof. The new roller garage door will be RAL colour Black to match the existing two other Garage doors.



View Showing Side of Garage to 28 and Garages to Flats at 1-4 Oakford Court, Nassington Road and Planter on Footpath



View of boundary with front garden and access to rear of No 28 on boundary wall

Access

Access at the front of the property would remain the same with the existing seven step access to the rear Garden from the side passageway removed and replaced by new garden steps from a new door at the rear of the garage. Wheelchair access is possible with a small ramp from inside the garage giving level access to the rear of the property. It will not be necessary to alter the Existing crossover.

