



Design & Access Statement

11 Key West Court B, 120 High Road, Chigwell IG7 5AR

Planning Application for Erection of Car Port

Project No

370

Project Title

Augustus Lodge

Date

November 2019

Document Ref.

370-DA-01

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Introduction

This planning submission relates to the erection of an open sided car port to provide cover over the car parking spaces associated with the above address.

The car port has already been built as the applicant believed that they were entitled to do so under Permitted Development Rights.

The need for a car port stems from the fact that the applicant spends significant amounts of the year out of the country and as a result wanted to be able to have their cars undercover for the periods of time that they are not around. Given the trees surrounding the site they are conscious of leaf drop, sap and bird excrement making a mess of the cars, causing an eye sore for their neighbours for the extensive periods of time that they are not in residence.

Context

Number 11 Key West Court is the ground floor flat of the rear block of the development at 120 High Road, Chigwell. It occupies the entire ground floor of the building.

This application is for works already completed and follows a previous Lawful Development Application (LDA) (EPF/2204/19). Below is an excerpt from the letter accompanying that application.

“Our client has erected an open sided oak frame car port structure over their car parking spaces further to discussions held with the free-holder of the site – Higgins Homes PLC.

Prior to starting the process of designing and erecting the structure our client met with Caroline Brown at the Council Offices for planning advice. Her advice to Mr Atkin was that their proposals would fall under their permitted development rights and whilst she couldn't give firm advice regarding the design of the structure as such details were not known at the time her advice was so long as they kept within typical rules regarding this type of structure under permitted development rights that should be acceptable.

Our client worked with the manufacturer and installer – Olsen Timber to create a structure that was within the parameters of permitted development as well as complimentary of its surroundings and respectful of its neighbours. Having now completed the erection of the structure they would like to formalise the arrangement by way of applying for a Certificate of Lawful Development.”

Following the LDA our client was advised to submit this Full Planning Application instead.

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The Design

The car port has a bespoke design and was erected with extensive consideration of its environs. The bespoke nature was at considerable cost to the applicant however they were very conscious of the importance of erecting a structure that not only provided the necessary cover for their vehicles but that would also sit well on the site and be as un-intrusive as possible.

Their design parameters were further developed following the conversation with the planning department and the advice gotten regarding permitted development requirements.

These decisions did mean a compromise on their preferred solution in terms of its open sided nature as well as its size. Points of note regarding the design include:

- An open sided arrangement was decided upon to ensure that openness and sightlines were maintained, as well as to minimise the impact on the visual appearance of the area.
- The choice of materials was made to ensure an attractive appearance of the structure. The natural oak frame is a soft material which blends with the planting on, and surrounding, the site whilst the Tapco slate tiles closely mimic natural slate providing a durable finish to the structure that is also attractive.
- The height of the structure has been kept to a minimum to mitigate against impinging on the views from the first floor flat.
- The hipped roof structure reflects the roof form on the main building whilst also helping ensure that the car port is not imposing.
- Hanging baskets have been added to add to the aesthetics as well as help blend it into the garden surroundings.
- The foundation stones complement the hardstanding of the paved area the structure sits on.
- The sustainability credentials of the structure (in addition to the choice of materials) include the robustness of the construction and the use of the run off from the roof helping irrigate the surrounding garden areas, improving on the previous arrangement of water falling onto the hard standing area.

Conclusion

The car port is ancillary to the use of 11 Key West Court B, particularly in light of the regular absence of the applicant for large amounts of time and the potential for having filthy cars parked on the site during such periods causing nuisance as a result.

We look forward to meeting with you on site to discuss the scheme and respectively ask that permission is granted.