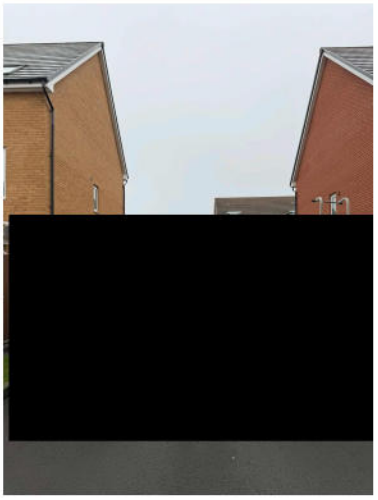
Customer Quote

HARDING HOMES

Harding Homes Building & Preservation Ltd

Customer Quote

HARDING HOMES BUILDING & PRESERVATION LTD



Client:Mark Harvey

Property Location: RG29SU

Date: 2 July 2026

Prepared By: Dre S Harding

Harding Homes Building & Preservation Ltd

PLANNING & DESIGN STATEMENT

Proposed Alterations to Existing Single Skin Brick Garage

Installation of One External Door and One Window

1. Introduction

This Planning and Design Statement has been prepared in support of an application for planning permission for minor alterations to an existing single-skin brick garage.The proposal consists of forming one new external personnel door opening and one new window opening within the existing masonry walls. The works are intended to improve the functionality, accessibility, natural lighting and ventilation of the building without materially altering its overall size, scale or character.The proposed alterations have been carefully designed to ensure they are sympathetic to the existing structure and surrounding development.

2. Site Description

The application relates to an existing detached single-storey garage of traditional single-skin brick masonry construction.

The garage forms part of the residential curtilage and is currently used for domestic purposes. The building has an established appearance that is consistent with neighbouring residential development.

No changes are proposed to the footprint, roof height, ridge height or overall massing of the building.

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3. Proposed Development

The proposed development comprises:

- Formation of one new external personnel door opening.
- Formation of one new window opening.
- Installation of a new external door.
- Installation of a double-glazed window.
- Installation of structural steel plate lintels (or equivalent structural steel supports) above the proposed openings where required.
- Reinstatement of the surrounding brickwork and associated making good.

No extensions or alterations to the overall building dimensions are proposed.

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4. Design Principles

The design has been developed to ensure that the proposed alterations integrate seamlessly with the existing building.

The new openings have been positioned to provide practical internal access while improving natural daylight and ventilation. Every effort will be made to retain the character of the existing garage.

Materials and finishes will complement the existing building, including:

- Reinstatement of existing bricks where practicable.
- Mortar and pointing matched to the existing finish where possible.
- A door and window finished in colours complementary to the existing property.
- High-quality weatherproof seals and flashings where required.

The proposal represents a modest enhancement to the existing structure without resulting in overdevelopment of the site.

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5. Scale and Appearance

The proposal does not increase the size of the building.

There will be:

- No increase in footprint.
- No increase in ridge height.
- No increase in eaves height.
- No alteration to the roof structure.
- No additional storeys.

The only external alterations are the addition of one door and one window within the existing brick elevations.

These changes are proportionate to the scale of the garage and preserve its simple domestic appearance.

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6. Impact on the Street Scene

The proposed works are considered to have a negligible impact on the surrounding street scene.

The alterations are limited in scale and are consistent with the appearance of similar domestic garages and outbuildings within residential areas.

The proposal preserves the character and appearance of both the existing building and the wider locality.

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7. Residential Amenity

The proposed development will not adversely affect neighbouring properties.

The proposal will:

- Not result in overlooking.
- Not reduce privacy.
- Not create overshadowing.
- Not reduce daylight to neighbouring properties.
- Not generate additional noise or disturbance beyond normal domestic use.

The garage will remain ancillary to the main dwelling.

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8. Construction Method

All works will be undertaken by competent contractors in accordance with current Building Regulations, recognised construction practices and all relevant Health and Safety legislation.

The construction methodology is as follows:

- The proposed door and window openings will be accurately measured and marked out in accordance with the approved drawings.
- Existing services within the work area will be identified prior to commencement of the works where applicable.
- Masonry will be carefully cut using suitable masonry cutting equipment to minimise vibration and avoid unnecessary damage to the surrounding brickwork.
- Temporary support to the masonry above the proposed openings will be provided where required during installation.
- Appropriately sized structural steel plate lintels (or equivalent structural steel supports) will be installed within the existing bed joints of the single-skin brickwork to provide permanent structural support.
- Existing bricks removed during the works, where suitable, will be cleaned and reinstated above the steel supports to maintain the existing bond and appearance of the brickwork.
- The door and window openings will be formed to the manufacturers' recommended dimensions.
- New door and window frames will be installed square, level and plumb using appropriate masonry fixings.
- All external junctions will be sealed with high-quality weatherproof sealants to prevent water ingress.
- Surrounding brickwork and pointing will be made good using matching materials wherever practicable.
- The work area will be left clean and tidy, with all waste materials removed from site and disposed of responsibly through licensed waste facilities.

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9. Structural Considerations

The structural integrity of the garage will be maintained throughout the works.

As the garage is constructed from traditional single-skin brick masonry, the proposed openings will be supported using appropriately sized structural steel plate lintels (or equivalent structural steel members) installed above each opening.

This method is well suited to single-skin masonry construction and allows the original brickwork to be reinstated above the support, maintaining the appearance and continuity of the existing wall.

The size, specification and bearing lengths of the steel supports will be selected to suit the opening spans and applied loads and will comply with the requirements of the Building Regulations. Installation will be carried out by competent tradespeople in accordance with recognised construction practices to ensure the continued stability, safety and long-term durability of the structure.

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10. Sustainability

The proposed alterations provide several practical benefits, including:

- Improved natural daylight.
- Improved natural ventilation.
- Reduced reliance on artificial lighting.
- Enhanced accessibility.
- Increased long-term usability of the existing building.

The proposal makes efficient use of an existing structure without increasing its footprint or requiring additional land.

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11. Planning Considerations

The proposal represents a minor domestic alteration that:

- Preserves the character and appearance of the existing building.
- Maintains the visual quality of the surrounding area.
- Has no significant impact on neighbouring residential amenity.
- Does not alter the scale or massing of the garage.
- Represents good design through sympathetic alterations and matching materials.
- Supports the continued use, maintenance and longevity of the existing building.

The proposed works are considered proportionate, appropriate and in keeping with the character of the site and surrounding residential development.

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12. Conclusion

The proposed installation of one external personnel door and one window represents a modest and carefully considered alteration to an existing single-skin brick garage.The works have been designed to improve the functionality, accessibility, natural lighting and ventilation of the building while preserving its appearance and structural integrity. There will be no increase in the size of the building, no adverse impact on neighbouring properties and no detrimental effect on the character of the surrounding area.The proposed method of construction utilises appropriately sized structural steel plate lintels, allowing the existing brickwork to be reinstated above the openings while maintaining the strength and appearance of the structure. All works will be undertaken in accordance with current Building Regulations, recognised construction standards and relevant health and safety requirements.It is respectfully considered that the proposal constitutes an appropriate form of minor development and it is therefore requested that planning permission be granted.

Our Commitment

At Harding Homes Building and Preservation Ltd, we are committed to delivering workmanship of the highest standard. All works will be carried out in accordance with relevant UK Building Regulations, including:

- Approved Document C – Resistance to Moisture
- Approved Document F – Ventilation
- Approved Document A – Structural Safety (where applicable)

We utilise only quality-assured materials and proven installation techniques, with all works undertaken by experienced professionals. Our objective is to provide not only an effective repair, but a long-term solution that enhances the performance and value of your property.

Should you wish to proceed or require any further clarification, please do not hesitate to contact us. We would be delighted to assist further.

Thank you once again for your enquiry, and we look forward to working with you.

Yours sincerely,

[redacted]

Dre-Stewart Harding PCA QT QW QD
Managing Director
Harding Homes Building and Preservation Ltd

Date:[14/07/2026]