

SUPPORTING PLANNING & DESIGN STATEMENT

Proposed Freestanding Garage and Workshop

The Old Church, Farley Hill
Planning Reference: PP-15137961

1. Introduction

This statement has been prepared in support of a planning application for the construction of a new freestanding garage and workshop within the grounds of The Old Church, Farley Hill.

The purpose of the proposal is to provide secure garaging for two vehicles together with an adjoining workshop area for private domestic use.

The design has been developed specifically for its location. Particular consideration has been given to the visual relationship between the proposed building and the existing property, the mature landscaped character of the site, the protection of existing trees and their root systems, and the choice of materials.

The intention throughout has been to create a simple, high-quality ancillary building which is functional but visually restrained and subordinate to the main property.

2. Siting and Scale

The proposed building has an external footprint of approximately 9.0 m × 6.0 m. The building has been deliberately kept to a single storey and a low overall profile.

The front elevation incorporates two 2.4 m wide up-and-over garage doors together with an access door and window serving the workshop area.

The roof is designed with a very shallow fall of approximately 150 mm over its 6 m depth, with the roof itself largely concealed behind the fascia.

This form was deliberately chosen in preference to a more prominent pitched-roof structure. It reduces the apparent mass and height of the building and allows it to sit more discreetly within the surrounding landscape. The shallow roof form also reflects the architectural treatment of the principal property's front porch and the existing workshop, helping the proposed building to relate visually to the established buildings on the site.

The proposed position was selected to provide convenient access from the existing driveway whilst allowing the building to sit naturally within the established landscaping of the property. Its position also makes use of an area already associated with the property's access and ancillary uses, avoiding unnecessary development elsewhere within the grounds.

3. Design and Appearance

The garage has been designed as a simple contemporary building using materials intended to complement the rural and landscaped character of the property.

The principal external material will be 25 mm × 200 mm rough-sawn oak vertical cladding with shadow gaps. This matches the material and style of existing structures within the property and provides visual continuity across the site.

The oak will naturally weather and silver with age, allowing the building to become increasingly recessive within its surroundings.

Garage doors, pedestrian doors, windows and associated detailing will be finished in RAL 7016, providing a consistent dark-grey finish against the natural timber cladding. The roof edge is similarly treated with a 150 mm RAL 7016 trim overlapping the oak cladding.

The resulting appearance is intentionally simple, with a limited palette of natural timber and dark-grey detailing.

4. Trees and Landscaping

Although none of the trees within the site are subject to a Tree Preservation Order, the protection of these established trees and, importantly, their root systems has been an important consideration in determining both the position and construction of the proposed garage.

A separate Tree Plan has been submitted with the application identifying the relevant trees and their Root Protection Areas.

Rather than adopting a conventional construction method across the entire footprint, the building has been designed so that the main garage area can be constructed on a conventional concrete base while the portion closest to the sensitive tree-root areas can be supported using a timber structure and ground screws.

This division is shown on the proposed floor plan, which identifies the garage portion as being constructed on a concrete slab and the adjoining workshop portion as being constructed on timber/ground screws.

The purpose of this approach is to reduce the extent of excavation and ground disturbance in the area where existing tree roots may be present.

The construction method has therefore influenced the design of the building rather than tree protection being treated as an afterthought.

5. Access and Parking

The proposed garage is intended to make use of the property's existing access and driveway arrangement.

The garage provides two vehicle bays, each accessed through a 2.4 m wide up-and-over door.

The proposal is therefore principally concerned with providing covered and secure accommodation for vehicles already associated with the residential property rather than introducing a separate commercial or independent use. The location of the proposed garage allows straightforward vehicular access from the existing driveway, requiring only minimal alteration to the existing driveway arrangement.

6. Drainage

The roof has been designed with a shallow fall towards the rear of the building.

Rainwater will be collected by a rear gutter and downpipe and directed to the existing soakaway, as indicated on the submitted right-side elevation.

This provides a simple means of managing roof water within the existing property.

7. Use of the Building

The proposed building will remain ancillary to the residential use of The Old Church.

It will provide garaging for two vehicles together with a workshop/storage area for the private use of the occupants of the property.

Since entering retirement, the restoration and maintenance of classic vehicles has become an important private hobby. I have recently completed the full restoration of a classic car, for which secure, weather-protected storage is now required. The workshop element will similarly be used solely for private domestic hobby and maintenance purposes ancillary to the occupation of The Old Church.

8. Design Approach

The proposal has evolved in response to the particular characteristics of the site rather than being based upon a standard prefabricated garage design.

The principal considerations informing the final design have been:

- keeping the building as low and visually unobtrusive as reasonably possible;
- using natural materials sympathetic to the landscaped setting;
- using a restrained and consistent colour for doors, windows and roof-edge detailing;
- retaining and protecting the established trees and landscape;
- minimising excavation and disturbance within sensitive root areas;
- using the existing access and driveway arrangement; and
- providing the required garage and workshop accommodation within one simple building.

These considerations have resulted in a building with a straightforward form and restrained appearance which is intended to sit comfortably within its surroundings and remain clearly ancillary to the main dwelling.

9. Conclusion

The proposed garage and workshop has been carefully designed in response to its particular setting at The Old Church.

Its low-profile form, shallow concealed roof, natural rough-sawn oak cladding and restrained dark-grey detailing have been selected to minimise its visual prominence and allow the building to weather naturally into its landscaped surroundings.

Particular consideration has also been given to the mature trees on the site. The proposed combination of conventional slab construction and a timber/ground-screw-supported section provides a practical means of reducing excavation and disturbance in the more sensitive part of the site.

Overall, the proposal seeks to provide useful domestic garaging and workshop accommodation while respecting the character, landscape and established vegetation of the property.