

## **Design & Access Statement in support of a planning application for the extension of Greenhurst Nook to form a domestic garage with a room above**

This planning application follows approval of Planning permission by Ribble Valley Borough Council Planning department in the form of a planning approval for an ancillary dwelling 3/2013/1032. Part of this approval was the inclusion of an existing double garage within the footprint of the new dwelling.

### **The Site.**

Greenhurst Nook is situated on the eastern side of Kenyon Lane, Dinckley. It is a substantial dwelling with two smaller dwellings adjacent to nos 1 & 2 Greenhurst Cottages. Greenhurst Nook is in a rural location with a scattering of detached dwelling around it. The house is partially two storey and single storey with rooms in the roof space set within a large domestic curtilage encompassing a single access road, parking for eight cars, gardens and tennis court.

### **The new garage.**

The proposed garage is a resubmission of a refused application 3/2015/0174 22<sup>nd</sup> March 2016. This proposal is for a garage attached to the gable of the existing dwelling and within the domestic boundary. The garage will have a pitched roof with a slate finish and stone front and rear with a gable finished with render and pebble dash. The garage will be used as a workshop and for the storage of the ride on lawn mower and a car along with other garden equipment.

### **Access.**

The scheme will retain the single entry off Kenyon Lane to give access to both the dwellings and providing on site car parking for at least 8no cars and space to allow manoeuvre of vehicles to enter and leave the site in forward gear, this is satisfactory as stated in the written response. The garage will allow for vehicle storage and as indicated before a ride on mower.