



PROPOSED NEW GARAGE

**AT
CHALK HALL
JUDD HOLMES LANE
CHIPPING
PR3 2TJ**

FOR MR AND MRS MELLOR

Design and Access Statement

March 2018

DEVELOPMENT

The proposal involves the demolition of an existing shed at Chalk Hall, Chipping, and the erection of a replacement garage, the majority of which is sited on the footprint of the existing shed.

USE

The proposed replacement garage will be used by the client as their garage/store.

AMOUNT

The amount of development proposed is appropriate for the size of the site, the proposed replacement garage is detached from the family home, and the existing dwelling at Chalk Hall is also a detached family home. Consequently, the proposed development is not excessive given the size of the site.

LAYOUT

The location of the proposed replacement garage within the site was dictated by the location of the existing dwelling. The majority of the replacement garage sits on the footprint of the existing shed. The proposed layout of the replacement garage has been designed to suit the challenges presented by the nature of the site, along with the needs of the client.

SCALE OF EXTENSION

The majority of the proposed replacement garage sits on the footprint of the existing shed. The replacement garage is slightly larger in scale than the existing single storey shed; however the overall height of the proposed 1 ½ storey replacement garage has been kept to a minimum.

The ridge height of the existing shed is 4.0m above ground floor level; the proposed replacement garage ridge height is 5.0m above ground floor level, resulting in a ridge height change of 1.0m.

See drawing for overall size.

APPEARANCE

The proposed replacement garage will be constructed in timber, with a slate roof and timber windows and doors. These materials are used widely throughout the local area, and therefore the appearance of the proposed replacement garage will blend in with the surrounding area.

ACCESS

There is no proposed change to the access as the proposed replacement garage is situated on the existing footprint of the existing garage.