

MARSHAL PETERS ASSOCIATES

CHARTERED SURVEYORS &
HISTORIC BUILDING CONSULTANTS

DESIGN & ACCESS STATEMENT IN CONNECTION WITH PROPOSED GARAGE & HOME OFFICE AT CHERRYFIELD, STONEYGATE LANE, KNOWLE GREEN

1.0 **PROCESS – factors considered when deciding upon the use, design, scale, layout and materials used in the proposed development.**

- 1.1 The applicant wishes to provide secure vehicular storage and a home office within the site curtilage to facilitate home working.
- 1.2 In developing the proposals the applicant is keen to ensure that the proposed structure neither compromises the character or setting of the principal dwelling adjacent to the south. Accordingly the materials are to match those of the existing dwelling – i.e. natural stone elevations with stone quoins, natural slate roof, traditional timber doors and windows with natural stone lintels, steps and cills.
- 1.3 There is neither a loss of light nor overshadowing to the neighbouring property to the east.
- 1.4 By siting the proposed rooflights on the westernmost roof slope there is consequently no loss of privacy to the neighbouring property to the east.
- 1.5 The proposed structure has been designed so that the existing slated roof to the adjacent stables can be extended into the (proposed) west-facing slope with valley gutters formed at the intersection. This therefore creates visual cohesion by allowing the proposed structure and stables to be read as a single homogenous unit.
- 1.6 The proposals which form this application are in full compliance with the recommendations made by Ribbles Valley Borough Council in their Pre-Application Advice report dated 10th August 2021 (ref. RV/2021/ENQ/00083 – without exception).

2.0 **USE – the proposed use and justification as to why this is necessary.**

- 2.1 The proposed use will be double garage and home office ancillary to the principal dwelling adjacent.

3.0 **AMOUNT – size of the proposals including why these are necessary and appropriate**

- 3.1 The proposals will be limited to the minimum measures necessary to provide the requisite space sufficient for secure garaging of two vehicles and home office accommodation.

4.0 **LAYOUT – how the proposed layout was selected and alternative options eliminated.**

- 4.1 There is presently an open dog kennel to the east of the existing stable block which is adjacent to the easternmost site boundary. As the proposed structure is to be sited to the east of the stables this will necessitate relocation of the dog kennel to the westernmost end of the stables – thereby significantly reducing noise nuisance to the neighbouring property.
- 4.2 The proposed structure has been kept as low as is practicable by forming the home office ‘within the roof’. As the ground to the north rises significantly the proposed structure is therefore constructed into the high ground, thus reducing visual impact.



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