



Orchard House, Lower Lane, Longridge

## **Erection of New Garage and Car Port** Design and Access Statement

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## 1.0 INTRODUCTION

1.1 The purpose of this Design and Access Statement is to support a planning application submitted on behalf of Mr & Mrs Tabernacle

1.2 This application applies to the front garden area of the property known as Orchard House.



Google earth extract

## 2.0 PROPOSALS

2.1 This planning application proposes a detached garage with a car port extending to the front (south).

2.2 The proposed siting is within the front garden area which is bounded on the north and west by a 1.8m tall stone wall.

2.3 To the east is a hedgerow and mature trees benefitting from a tree preservation order. These trees are on adjacent land (no 3 Alston Court), not within the ownership of the applicants.

2.4 The design of the garage and car port has been carefully considered to take account of impact and the root zone of the trees.

2.5 The detached garage will be set on 6no timber posts, with a further 4no posts supporting the car port.

2.6 Advice from an arboriculturist has been sought in relation to the least intrusive form of construction to lessen any impact on the trees.

### 3.0 QUANTUM OF DEVELOPMENT

3.1 The garage will be 3.55m wide and 5.9m long, with the car port extending a further 5.6m forward, towards the house.

3.2 This will enable in-line parking with one vehicle within the garage and one vehicle sheltered by the car port.

3.3 The siting has been carefully considered to enable the occupants to manoeuvre vehicles through the existing gated access and into the garage / car port.

3.4 Only 3 of the 10 supporting posts will be within the root zone of T2, these are proposed to be hand dug.

3.5 Distance between the garage and the northern walled boundary to Lower Lane is 3.7m, with a 1.2m access gap from the western wall facing Orchard Close.

### 4.0 APPEARANCE AND MATERIALS

4.1 The appearance of the new garage will be a timber framed traditional style structure with timber boarding to three sides and timber doors facing the property. The roof will be tiled.

4.2 The car port will be exposed timber post frame supporting a tiled roof.

### 5.0 HEIGHT, MASSING AND SCALE

5.1 The proposed garage footprint is 21m<sup>2</sup> with a volume of 80m<sup>3</sup>.

5.2 The height to the eaves will be 3m and 4.5m to the ridge.

5.3 The car port roof will continue the same line as the garage.

5.4 The car port footprint will be 20m<sup>2</sup>.

### 6.0 LANDSCAPE

6.1 The floor of the proposed garage and car port is to remain as the existing permeable gravel finish.

6.2 The existing access is to be utilised with no change to any boundary treatment

### 7.0 ACCESS

#### 7.1 Site Access

The existing access is to be retained with no change to levels.

#### 7.2 Statement of Intent

It is the intention of our client to fully comply with current regulations and methods of best practice.