

Design and Access Statement

Project: Proposed Garage, Smithy Cottage, Forest Becks, Bolton By Bowland, Lancashire, BB7 4NU

Process – *“What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?”*

The proposed Garage has been designed to accommodate up to 2 vehicles and provide a storage area above as there is no storage available in the roof space of the dwelling. The design is traditional in order to be in keeping with existing dwelling and adjacent Agricultural Building / Workshop. The materials are to reflect the existing dwelling and neighbouring properties.

Use – *“What will the extension / development be used for and justify why this is necessary?”*

The proposed Garage will be used by the applicant to securely park his vehicles, including his Ford Transit van which he uses for his joiner work and to keep his tools.

Amount – *“What is the proposed size of the extension / development and why is this necessary and appropriate for the setting of the development?”*

The proposed size at the maximum overall external dimensions is 7m wide by 6.7m deep on footprint. The proposed size is the minimum which would be appropriate for parking two vehicles. Also the size of the garage door opening of approximately 4.3m wide by 2.5m high is appropriate for a van, with the eaves height of 3.075m reflective of this with a pitch of 35 degrees. With regards to the setting of the proposed Garage the size is appropriate for the proposed use and the location is adjacent to the house and existing concrete yard which is currently used for parking.

Layout – *“Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?”*

The layout is open plan allowing for parking two vehicles within the minimum acceptable size.

Scale – *“Is the scale of the extension / development in keeping with the context of the site and in what way?”*

The scale of the Garage is in keeping with the adjacent Agricultural Building / Workshop and opposite dwelling.

Landscaping – *“If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?”*

The landscaping will remain as existing with the yard being made good up to the proposed Garage.

Appearance – *“Specify how the extension / development fits in terms of its appearance and include details of materials to be used.”*

The materials of natural random stone walls and blue slate roof have been selected to match the existing house and local properties in order to minimise the impact and be sympathetic of the surroundings.

Access – *“Explain how the extension / development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.”*

The access will remain through the existing gates into the yard. The only difference is there will be more room to manoeuvre in the yard having freed up some space by being able to park the cars in the proposed Garage.