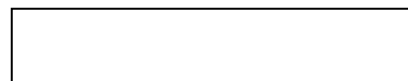

Design and Access Statement

Carport
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Design and Access statement, for the construction of new Carport

1 Introduction

1.1 Please refer to photograph which show the site.



1.2 This statement accompanies the Planning Application for the construction of the new Car Port.

1.3 The property consists of a 5 bedroom detached house, with concrete block drive to the front. The property has a single garage, it is our contention that this property requires additional covered space for vehicles.

2. Design Component

- a. The new building is approx 4.80m x 5.50m
- b. The new Car Port will be formed with a softwood timber framed barn type structure, to match the design for the new carport to the front of the existing Garage.

3 Amount of Development

The new building is 5.50m long x 4.80m wide.

4 Layout

The layout has been kept simple with part open sides to minimise the visual impact.

5 Scale

The new building is to sit in with the rural outlook. The overall height will be limited to approx 3.60m.

6 Landscaping

The area of the garden including the new drive on the site will be landscaped to enhance the natural features on the site.

Tree planting will be incorporated in the scheme to visually enhance the building.

7 Appearance

The new building will be clad in timber weather boarding, with exposed softwood structure. The front roof elevation roof will be second hand clay roof tiles to blend in to the rural environment.

8 The Access Component

Not Applicable to this development

9 Sustainability

The building will be constructed with recycled materials where possible, all timber used in the build will be from sustainable sources.

10 Pre-Application advice

The planning department issued the Pre-Application advice on 17th October 2013, which has been answered as above together with the revised drawings. However inline with the main comment regarding the scale of the building, it has been reduced to the minimum for practical purposes, a reduction in size by one third.