2 Hallwater Cottages
Endon
Stoke-on-Trent
Staffs
ST9 9HG

15th October 2010

Staffordshire Moorlands District Council,
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

FTAO: Development Services

Dear Sirs, 10/00123 FUL 15 OCT 2010 - SM

RE: Planning Application /1/10/00123/FUL
Development proposed: Construction of Detached brick garage
Location: 2 Hallwater Cottages, Endon.

Further to your letter dated 12th October please find below the design and access statement for the proposal. I have also Enclosed the location plan (highlighted in red).

Existing Location Description
The existing area is to the East of the main dwelling and consists of an old wooden shed, a children's wooden playhouse, an enclosed play area for children and a storage area for waste bins. The wooden fence and sheds are showing their age and need replacing. The shed is also used for storage of gardening equipment and is relatively insecure.

Design
The proposed new garage has a plan area of approx $50m^2$, the building will border on 2 sides the garden boundary of Hallwater House adjacent to an existing brick and tile outbuilding and a low ivy hedge that borders a vegetable plot. The hedge will require removing (mainly Ivy), this is approx 6m long x 1.2m high. The new construction is positioned to the North of Hallwater House's garden so no detrimental affect on light to the garden / vegetable plot will occur.

Proposed use
The new garage will allow for off-drive parking of cars, secure storage of garden equipment and bicycles and storage out of site, of the waste and recycling bins.

Appearance
The general landscape will be much improved following the removal of the old sheds, fence, play area and waste bins and their replacement with a single well designed and constructed garage.

Hallwater Cottages, Hallwater House and the new garage area is partially visible from the A50 Leek Road (the road is approx 250m away from the main dwelling) though the view is obscured somewhat by large mature trees and 2 hedges. The proposed garage has been kept to a single storey so as to keep the profile of the building low and unobtrusive and in proportion to the adjacent buildings.

The building is intended to be of the highest quality, while at the same time blending in with the surrounding buildings. Brickwork used will be reclaimed so as to match as far as possible the adjacent outbuilding and tiles will match the existing main dwelling.

Access

The new garage will be constructed in an area to the side of the existing drive. As such its location will not affect access to the main dwelling.

Hallwater lane is a single track unclassified road and to safely exit the driveway of Hallwater Cottages ideally it requires cars to exit in a forward direction and this requires them to be turned on the driveway. Currently it is only possible to turn one car, the new garage is positioned such that it will allow for the parking and turning on the existing driveway of up to 3 cars.

Trust the above is satisfactory and you are now able to proceed with the application, of course please contact me should you require any further information

Yours Faithfully,



Andrew Best

10/00123 FUL 15 OCT 2010 - SM