

REF. 3 -DESIGN AND ACCESS STATEMENT – 2 CHURCH LANE, CHECKLEY, ST104NJ

APPLICATION No PP-11310770

I am writing this D.A.S. in support of my application to establish a Garage to house two cars adjacent to the existing Workshop on ground partially excavated from the garden to bring it level with the existing driveway.

USE

The storage of two cars adjacent to the existing driveway and workshop.

AMOUNT

The proposal will create a covered area of approximately 18sq metres.

LAYOUT

The proposed Garage will be of irregular shape in order to fit into the space between the existing Workshop and the boundary of the property on which 2 Church Lane is built. See Plan view

Reference 4 showing scaled drawing of the dimensions and shape of the proposed Garage.

See Layout drawing **Reference 2** showing how the proposed garage is sited in relation to the existing Workshop, Driveway and the Main dwelling. See **Reference 1** showing the existing and proposed ground levels following excavation of the area to contain the proposed garage.

SCALE

The proposed Garage shall appear as a single garage from the front elevation and shall have a standard double timber garage door dimensions 2.134 High x2.134 Wide.

The overall height will be considerably lower than the existing Workshop. The eaves will be approximately 2.3metres high and the Apex 3.2metres high

LANDSCAPING

The proposed Garage would sit within a partially excavated area. The rear and the right hand side of the Garage (viewed from the front) are below the surrounding ground level up to a height of 1.37 metres and would not be seen externally. The left hand side would be immediately adjacent to the existing Workshop and again not visible externally. The proposal is that the parts of the sides that are above 1.37metres will be clad in T&G timber to replicate the existing Workshop. The front elevation would comprise the double timber doors and timber clad gable replicating the existing Workshop. The approach to the proposed Garage will be the existing driveway which would remain unaltered.

No trees will be removed and the existing Beech hedge adjacent to the proposed garage would be trimmed as seasonally required. See **Reference 6** showing the Hazel tree and Beech hedge location.

APPEARANCE

The visible parts of the proposed Garage will be clad in T&G timber to replicate the existing Workshop.

The roof would be covered in a corrugated bitumen sheet in a colour matching the existing Workshop roof.

The proposed Garage would appear as a single garage from the front elevation and would only be visible externally to the site by viewing directly down the existing driveway from the gated access Leading from Church Lane. The proposed Garage sits into the landscape and will be lower than the existing Workshop so minimising the visual impact. See **Reference 4** drawing

ACCESS

The proposed Garage would be accessed via the existing entrance and driveway which would remain unaffected.

