

50 Broad Street
Leek
Staffordshire
ST13 5JF

E: mail@dbdconsultants.co.uk

W: www.dbdconsultants.co.uk

T: 01538 383 118



DBD Architectural
Consultancy

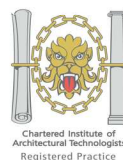
Planning Statement

PLANNING APPLICATION FOR A 3 BAY CARPORT AT 12 GORSTY HILL ROAD, TEAN, ST10 4EQ



Image courtesy of Google Maps

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DBD Architectural Consultancy Ltd. Director A Dukesell MCAT
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INTRODUCTION / CONTEXT

This design and access statement is to support the application to construct a new three bay carport at 12 Gorsty Hill Road, Tean, ST10 4EQ. The site currently consists of a bungalow with a two-tiered garden/driveway surrounding the bungalow, hugging the boundary are tall trees and hedges and a variety of sheds/kitchen coops sit in the position of the proposed carport.

Outline planning for a new dwelling was submitted and approved in 2020 (SMD/2020/0408). The dwelling was proposed to sit to the side (South-West) of 12 Gorsty Hill Road and not too far away from the proposed position of the carport. The dwelling was proposed to be taller than the carport with a close proximity to the boundary.

The previous owners (the applicants parents) used the large garden area as a sort of small holding, growing their own produce and keeping small farm animals and chickens.

PROPOSAL

The proposal is to replace the disused goat shed and chicken coops which sits on the drive at the front of the property with a three-bay carport for the occupants to park their vehicles under and also to be able to work on their vehicles under shelter, this is the reason for the taller middle bay. The applicant will need to park their work van (large Transit Type) under the carport and will not be able to do so with the lower eaves displayed on the two outer bays. The middle bay is shown to have a gable and taller eaves allowing the van to fit under. This have been designed like this so the eaves for the other two bays sit lower resulting in a lower ridge line.



The driveway currently runs up the side of the house from the front gate, the applicant wishes to build the carport and return the driveway up the side of the dwelling to grass and add the area to the rear garden.

USE & AMOUNT

The curtilage where the carport is proposed will remain as residential curtilage and will be used for the applicant to park their vehicles under and also to do work on their vehicles if needed.

SCALE

The scale of the proposed development is suitable within the site. The carport will be 9.1m in length and 6m in depth with a ridge height of 5030mm. The carport is proposed to have a barn hip to reduce the length of the ridge at 5030mm. The taller gable for the middle bay has been designed so the applicants van can fit under the carport.

LANDSCAPING

There are no major landscaping aspects to this application.

APPEARANCE

The proposed appearance of the building will be sympathetic towards the surrounding landscape using complimentary materials and the traditional design means the new structure will sit well within the property. There are tall hedges and trees surrounding the property which will mask the views of the carport from the road and also neighbouring properties.

ACCESS

No new access from the highway is being created.