HPK/2011/0532

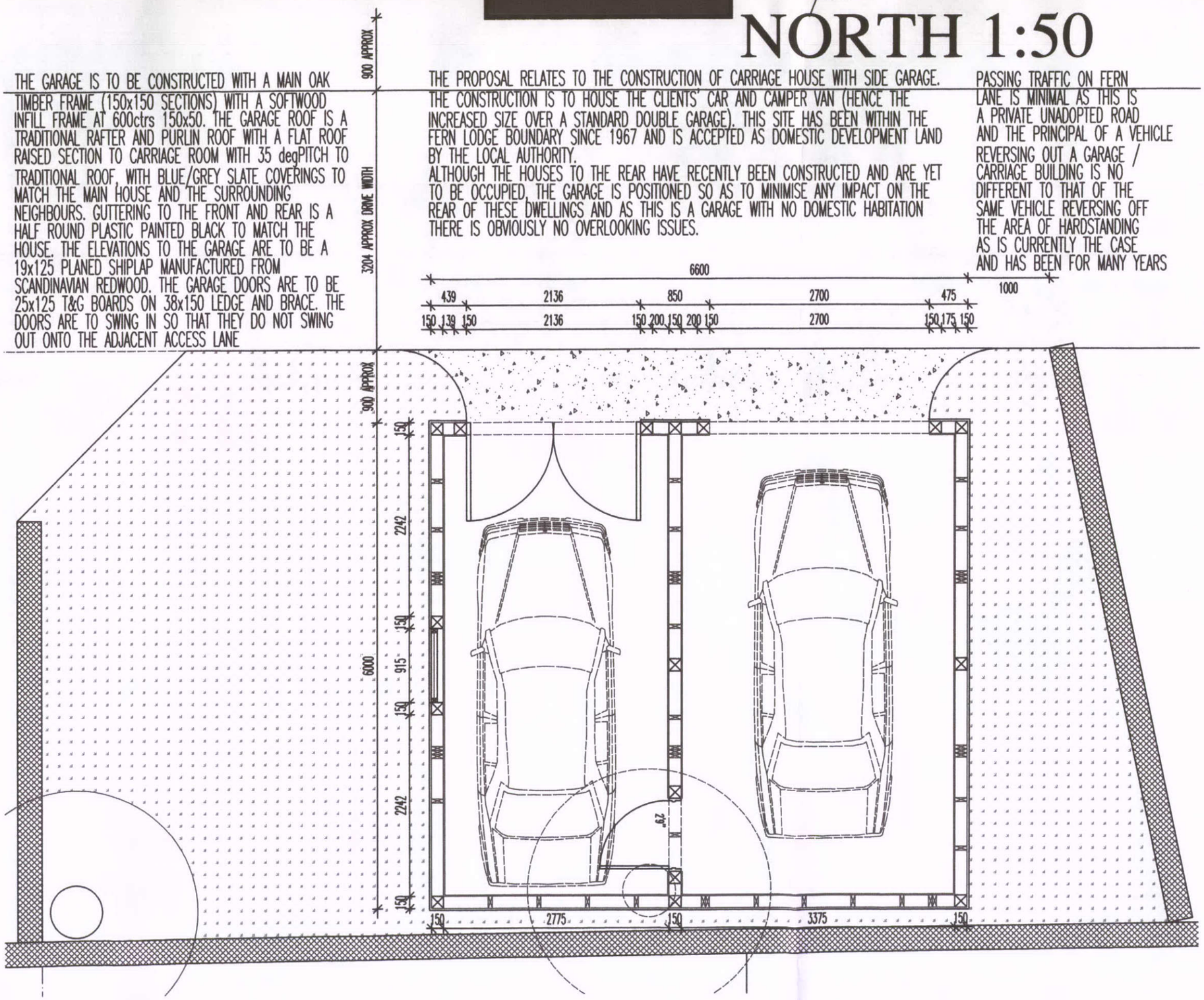
HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
26 SEP 2011
FILE REF
ONLY REQUIRED

NORTH 1:50

THE GARAGE IS TO BE CONSTRUCTED WITH A MAIN OAK TIMBER FRAME (150x150 SECTIONS) WITH A SOFTWOOD INFILL FRAME AT 600ctrs 150x50. THE GARAGE ROOF IS A TRADITIONAL RAFTER AND PURLIN ROOF WITH A FLAT ROOF RAISED SECTION TO CARRIAGE ROOM WITH 35 degPITCH TO TRADITIONAL ROOF, WITH BLUE/GREY SLATE COVERINGS TO MATCH THE MAIN HOUSE AND THE SURROUNDING NEIGHBOURS. GUTTERING TO THE FRONT AND REAR IS A HALF ROUND PLASTIC PAINTED BLACK TO MATCH THE HOUSE. THE ELEVATIONS TO THE GARAGE ARE TO BE A 19x125 PLANED SHIPLAP MANUFACTURED FROM SCANDINAVIAN REDWOOD. THE GARAGE DOORS ARE TO BE 25x125 T&G BOARDS ON 38x150 LEDGE AND BRACE. THE DOORS ARE TO SWING IN SO THAT THEY DO NOT SWING OUT ONTO THE ADJACENT ACCESS LANE

THE PROPOSAL RELATES TO THE CONSTRUCTION OF CARRIAGE HOUSE WITH SIDE GARAGE. THE CONSTRUCTION IS TO HOUSE THE CLIENTS' CAR AND CAMPER VAN (HENCE THE INCREASED SIZE OVER A STANDARD DOUBLE GARAGE). THIS SITE HAS BEEN WITHIN THE FERN LODGE BOUNDARY SINCE 1967 AND IS ACCEPTED AS DOMESTIC DEVELOPMENT LAND BY THE LOCAL AUTHORITY.
ALTHOUGH THE HOUSES TO THE REAR HAVE RECENTLY BEEN CONSTRUCTED AND ARE YET TO BE OCCUPIED, THE GARAGE IS POSITIONED SO AS TO MINIMISE ANY IMPACT ON THE REAR OF THESE DWELLINGS AND AS THIS IS A GARAGE WITH NO DOMESTIC HABITATION THERE IS OBVIOUSLY NO OVERLOOKING ISSUES.

PASSING TRAFFIC ON FERN LANE IS MINIMAL AS THIS IS A PRIVATE UNADOPTED ROAD AND THE PRINCIPAL OF A VEHICLE REVERSING OUT A GARAGE / CARRIAGE BUILDING IS NO DIFFERENT TO THAT OF THE SAME VEHICLE REVERSING OFF THE AREA OF HARDSTANDING AS IS CURRENTLY THE CASE AND HAS BEEN FOR MANY YEARS



GARAGE PLAN AS PROPOSED 1:50

FERN LODGE, BUXTON

DWG: PROPOSED
FERN LODGE
FERN LANE, BUXTON

REVISIONS:

1:50	CHECKED:
DATE: SEPT 11	DRAWN:

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PROPOSED 03

FERN LODGE