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DERBYSHIRE DALES DISTRICT COUNCIL
MATLOCK DE4 3NN
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Design and Access statement
34, Foxlea,
Simmondley,
Glossop.

Proposed single storey side extension to form garage

Use
The proposal is to erect a single storey side extension to form a garage on an area of land to the side of the property adjacent to the house. The space is within the boundary of the property

Amount
The proposal is for a single storey brick garage. The amount and scale of the proposal is minor and in proportion with the existing building.

Layout
The position of the garage has been located away from the side boundary with the adjacent road and is hidden from view by the existing boundary fence and hedge.

Scale
The proposal is minor in scale in comparison to the building and the plot. The visibility of the new structure will be limited due to the existing boundary fence and hedge.

Landscape
The site has a variety of landscaping features which give privacy to the development. The site has a large amount of boundary hedging and which will remain to minimise the impact.

Appearance
The garage is constructed of matching brickwork and roof tiles and has a minimal affect on the overall appearance, the structure is typical of the type and appropriate in scale. The garage is set back in line with the existing house with the existing porch roof continued across to ensure the extension fits appropriately with the front elevation. The existing boundary fence and hedge will hide the majority of the structure.

Access
The access to the garage is from the existing drive and existing vehicle access.