Design & Access Statement

Type of Application

Householder planning application

Location of Proposed Development

47a Pikes Lane
Glossop
Derbyshire
SK13 8ED

Description of Proposed Development

Stand alone, double garage adjacent to existing house.

Date of Preparation

26th July 2013

Applicant

Mr David Williamson

Agent

Brian Mackey
12a High Street East
Glossop
Derbyshire
SK13 8DA

Assessing the context of the site

The property is a stone built bungalow within the St James Conservation area of Glossop. The area to be developed is currently part of a hardstanding used for vehicle parking and miscellaneous storage.

The garage will be accessed via either an up-and-over door or a single door to the left elevation.
There are neigbouring properties to the right and rear elevation of the garage, the rear elevation being a neighbouring garden only, ie not overlooked. The applicant has made use of planting to the overlooked elevation to minimize any impact on the neighbours.
It is a residential property and as such there will be no economic impact.
The structure has been designed to compliment the existing building & have minimum impact on the neighbour's, whilst meeting the applicant's requirements.

Design Principles & Concepts applied to the proposal.

Use	- The garage will be used to house 2 vehicles.
Scale	- The proposed garage building is sympathetic to the house and overall land area within the boundary and the scale is proportionate to such. In no way is this new structure of a dominant nature.
Landscaping	- N/A
Appearance	- The extension has been designed to blend with the existing building, with the use of matching stone blocks, slate roof tiles and identical wood coloured windows. The overall scale and design of the proposed new structure we feel is appropriate and not excessive.

Approach taken to Access.

As the extension is to be used as a garage, access issues are not applicable.