

Date; 26th August 2024

Impact and Justification Statement;/ Design and Access Statement
Retrospective application for a Timber clad Single Storey Two Bed and
Home Office Annexe. Under Caravan Act legislation.

Site; Harpur Cottage, off unnamed Road, Whitehough, Derbyshire,
SK23 6BZ

The Annexe is placed on an unobtrusive area at the rear of the Domestic Curtilage of the property. The Proposal is sited within an existing area of Garden, and although nearer the access road is rear Garden.

The site just falls into Green Belt but replaces largely a Structure that was demolished and was previously adjacent to the main dwelling, and therefore impact on the openness of the countryside and Green Belt is minimised.

Proposed and existing use.

The building is providing a Timber framed Annexe, with a Home Office incorporated within the Structure. It is anticipated that this is deemed Overflow Accommodation and for Office use, only allied to the main dwelling, and only to be used by the occupying Family of Harpur Cottage and close friends. Conforms to The Caravan Act in terms of its Design, Mobility, size and Construction.

Amount.

The Building measures 16.8m wide (plus 2m balcony) x 5.9 m deep Overall, It is considered a suitable size for the plot and does not impact on any neighbours. The surrounding area of land is also under Family ownership (parents of the Applicant), and is being transferred to the applicant, (this process is underway)

Layout.

The structure is within the Proposed Domestic curtilage, access is via an existing access point from the Highway. It does not overlook any neighbours.

Scale.

Considered to be in proportion with the main property and surrounding structures. The property has a large domestic curtilage and is not perceived as being over development within the site footprint.

Landscaping.

Additional landscaping will take place to blend in with the location.

Appearance.

The materials proposed have been selected for their compatibility with The main house, timber in slow Grown Spruce, With natural Stained Timber weatherboard,

Access.

Pedestrian Access is via an existing entrance from the front driveway, it is an established access point, Emergency vehicles would access the via front driveway area, leading from access track.



3d View of Lodge.

All timber used is from sustainable resources,

Water Butts will be utilized wherever possible for the Recycling of rainwater for newly planted shrubs, planting layout to be conditioned in an Approval, if required.