

DESIGN STATEMENT IN SUPPORT OF APPLICATION FOR FURTHER AMENDMENT IN RESPECT OF DOUBLE GARAGE (AS BUILT) TO ORIGINAL APPLICATION REF. NYM13/0295/FL AND PREVIOUS AMENDMENT REF. NYM2015/0635/NM

This design statement is submitted as an amendment in response to the points raised in a letter received from NYMNPA on 26th October 2018

An A4 Site Plan at 1:100 scale is submitted with this statement showing the garage location relative to the south end of Hempsyke Cottage, with an accompanying west ('front') elevation of the garage as built, with the profile of the previously approved elevation superimposed for comparison. Both documents constitute this Amendment for approval in order to regularise the current situation

It is regretted that this work has been carried application in advance of completing submitting the details but it was impracticable to halt the work in progress at the time.

1. It became evident on site that the dimensions of the garage as shown in the original scheme were not fit for purpose in that it would not be possible to open the car doors once parked. For a workable building it was therefore necessary to increase the width from 6 metres to 7 metres. The length of the building is 6.5m as opposed to 6.3m which is more likely to have arisen from the electronic reduction process in printing the plans.
2. The level of the garage slab was envisaged as being lower than as built but the original slope of the ground was much steeper, as can be judged by the general level of the adjacent field . Once the area was used for vehicles it became clear that the ground level needed be raised to allow for safer access up to the road level, particularly in winter conditions. The arisings from the new extension were distributed in this area for this purpose
3. The Design statement issued as part of the original application proposed that the ridge of the garage roof should align with the very end wing of the main house (ie the same level as the roof of new extension), even though this would be a shallower pitch than the existing house. This was no longer appropriatmaine given the additional garage width as outlined in (1) above. Therefore it was felt that a pitch nearer to, and a ridge no higher than that of the side wings of the house would be preferable.
4. In order to reflect the requirement for subsidiarity it was felt that the garage building should be more agricultural and barn-like in appearance in order to remove any domestic references to the main house This has been achieved by removing all references to stonework at the corners of the building, any overhangs to the roof, handing the side door to from the east to the west side, and omitting the east-facing velux rooflight, in order to downplay the prominence of the garage to a plain timber and slate building more in keeping with non-residential buildings in the surrounding area
5. Please note that it would still be the intention of the applicants to insert the rooflight on the south side of the building, as approved under the previous amendment ref. NYM2015/0635/NM

NYMNPA

17/12/2018