

**APPLICATION FOR THE ERECTION OF A GARAGE WITH STORE UNDERNEATH
AT 5 DARNCOMBE, LANGDALE END, YO13 0LJ**

DESIGN AND ACCESS STATEMENT

CONTEXT – A garage on the Western side of the property on land that at present forms part of the garden. The site is situated 30 metres from the nearest dwelling and is quite well screened by existing trees and shrubs. Due to the sloping nature of the site the front aspect will be 3.250 metres above the level of the existing access road while the rear of the building will be 5.550 metres high, thus utilising the space under the garage as storage.

AMOUNT AND TYPE OF DEVELOPMENT – The ground space taken up by the proposed construction will be 30 square metres and would be used as a garage and store for garden equipment etc.

LAYOUT – The building would be laid out at a right angle to the access road to match the line of the buildings on the properties on each side.

SCALE – At 5.00 metres x 6.100 metres x 3.250 metres high at the access end and 5.550 metres high at the rear, it will be similar to the building on the adjoining property. When viewed with this and the nearby trees the visual impact will be minimal.

LANDSCAPING – There are no landscaping proposals to the area on the access side, trees and shrubs on the side facing neighbouring properties will be retained to break up the appearance of the building.

APPEARANCE – A garage and store of concrete block construction with a corrugated cementone sheet apex roof. Entry to the garage by roller shutter door. It is proposed to put in 3 windows 900mm high x 1000mm wide, one in each side wall and one in the rear end wall. Entry to the store underneath to be by timber doorway in the rear wall, also in the rear wall it is proposed to put a window 1000mm high x 900mm wide. Rainwater goods to be of grey plastic. The whole of the exterior to be clad in feather edge boarding and stained dark brown to match existing buildings.

ACCESS – Access to the building will be from the existing gravel road across the end of the garden and in this respect will remain unchanged.

