

PLANNING SUPPORT DOCUMENT

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Design and Access Statement

Proposed Garage Building and New Vehicular Access

Brentwood
Newlands Road
Cloughton
Scarborough
YO13 0AR

10th April 2014**Background**

The proposal is to erect a single storey detached double Garage with Store to the south side amenity space of the property. The proposal will also require a new vehicular access from Newlands Road with hard and soft landscaping, vehicle hardstanding and vehicle turning.

Site & Surroundings

The proposed building will be set to the south side of the property within an existing mature large amenity space and within the curtilge of the property.

Design

The Garage and Store building will be a timber framed building providing covered parking for two vehicles and a separate storage for garden equipment and cycles within the Store.

The parking bays will be open to the front (West elevation) and contain timber in-fill lapped panels to the sides and rear elevations.

The Store will contain secured timber doors to the front (West elevation) and timber in-fill lapped panels to the sides and rear elevations.

The roof will be a double hipped roof finished with grey slates.

The building size will be 9.0m x 5.5m x 4.0m high and will be set a distance of 4.0m from adjacent South boundary with neighbouring property allowing ample separation distance.

The building will be largely screened by existing mature trees to the South boundary and further new soft planting will be provided as shown on the Site Plan.

A hardstanding and turning circle will be provided in front of the building to manoeuvre vehicles, with the hardstanding being of permeable block paving sets.

Access

A new vehicular access is to be provided giving access from Newlands Road to the proposed Garage.

Vehicle entrance layout is designed to give the required vehicle visibility on exit and is to comply with the recommendations of the Local Authority Highways Department.