

## Betton Lodge Barn, Betton, Market Drayton TF9 4AD

### DESIGN AND ACCESS STATEMENT IN SUPPORT OF

A Proposed Single storey Timber Garage/Garden Store/WoodStore at Betton Lodge Barn. Submitted by David G Henshaw - PP-09702936

#### Introduction

This application is for the erection of a single storey, double garage/garden store & attached open framed log store.

#### Use

Betton Lodge Barn has circa 3 acre paddock, currently with no provision for storage of garden tools and machinery such as Sit-on Mower, Garden Strimmer and the like.

The Barn is now a family home with extensive driveway and parking but no covered/secured parking.

#### Proposals



View from existing dwelling to proposed site

The new owner would like to erect a single storey, double garage/garden store with attached open framed log store on the edge of the driveway abutting the existing garden/courtyard area which is currently overgrown with willow saplings.

## Design

The proposed garage has been designed in a traditional period style consisting of a timber construction with a clay tiled roof to match the existing dwelling, which will have very little impact on the property and the area in general.

As the proposed building is set to the West side of the property within the current driveway it is not felt to have any detrimental impact on the setting of the existing property or that of neighbouring properties and cannot be seen directly from the those properties.

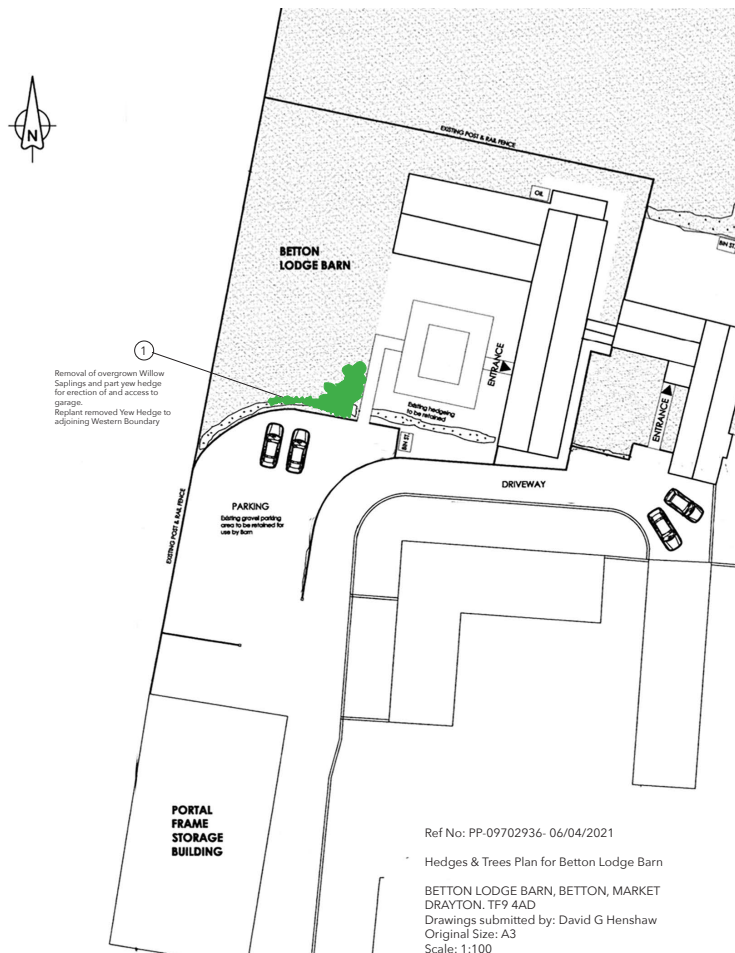
The height has been limited to the specifications of Permitted Development guidelines, the height of the eaves being 2m and the height of the ridge is 4m.



View from existing Driveway (NOT TO SCALE)

## Access

The access is from the existing driveway and requires no alteration as the proposed development is adjoining. The plan below is taken from the planning approval granted in 2010 when the properties were divided and developed with separated parking.



NOT TO SCALE

## Conclusion

The proposed development is well within the domestic curtilage of the property and it is felt that the proposed timber structure by virtue of its scale, mass bulk and material will have no impact on the setting or on neighbouring properties. It will be sited on a boundary fence line against a backdrop of the existing dwelling.