

Date; 27th/May/2022
Design, & Access Statement.

Proposed free standing Single storey Home Office.

Site; 1 Orchard View Cottage, Green Lane, Evenlode ,Moreton-in-Marsh.

The Application site consists of a domestic curtilage to a cottage with several storage outbuildings of Timber construction an established Hedgerow to the North West boundary, screens the proposals from an area of grassed Open space including Mature Trees, well away from the boundary.

The use of a Rural character structure, we believe, is the correct design approach.

The proposal is to be placed on an unobtrusive area to the rear of the Cottage.

Proposed use.

The proposed building is to provide a Home Office Facility for the Applicant.

Amount.

The building measures 6m wide x 4.2mm deep Overall,
It is considered a suitable size for the plot and is well screened.

This has a reduced format Design, due to restricting height of ridge to 2.49m

Impact on Residential Amenity.

Upon site appraisal the position of the proposal, and due to mature hedge screening should not have a major impact.

Layout.

access is via an existing Access position. Little of the additions can be seen from the Street scene, due to its siting, and established planting, and does not overlook any neighbours.

Scale.

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

Landscaping.

Additional Landscaping will take place to suit the Rural Character of the site.

Appearance.

The materials proposed have been selected for their compatibility with Local structures, consisting of Brick Plinth and then cladding with Vertical Timber-stained cladding.

Access.

Pedestrian Access is via an existing entrance from the front driveway around side of Property, it is an established access point, from adjacent Lane, with adequate visibility splays. Emergency vehicles would access the via this established access driveway.