



Design and Access Statement:

Use:

The existing site will be used for a replacement garage and erection of a single storey extension.

Amount:

The proposal is for a replacement garage and erection of a single storey extension.

Layout:

It is proposed that access will be taken from the highway to the garage and dwelling. The dwelling is due south of the garage and the road runs to the west side of the property.

Scale:

Garage; 10 metres wide x 6.6m deep with a height to eaves of 2.4m and an overall height of 3.9 metres

Extension; 9 metres wide x 6m deep with a height to eaves of 2.65m and an overall height of 3.1 metres

Landscaping:

Where it is feasible disturbance to the existing landscape to be kept to a minimum. It is hoped that over time indigenous plants and trees found in the area will be planted to soften the development.

Appearance:

The dwelling will be converted to have a contemporary look with the use of Larch/ Cedar/ Cedral horizontal weatherboarding and render on the exterior finish. The proposed materials include Velfrac (or similar) windows and doors and a metal profile roof.

Access:

It is proposed that access will be taken from the highway into the garage and dwelling.