

6th November 2023

Planning Application

Vikings
Poplar Drive
Walcott
NR12 0LZ

Removal of existing garage and Proposed Cart Lodge

Design and Access Statement

Use

The Current Garage is used for parking a vehicle but has now not big enough.
The proposed Cart Lodge will be used for parking and general household storage

Amount

The existing garage measures 6.0m x 3.0m (18sqm)
The proposed building will cover an area of 36sqm and will require a Building 6m x 6.0m with an overall height of 3.95m. The size of the proposed building is adequate for the proposed use

Layout

The layout of the building will require no alterations to the existing entrance from Poplar drive. The proposed Cart Lodge will be situated within the curtilage of the property.

Scale

The proposed Cart Lodge will have a footprint of 6.0m x 6.0m, with an eave's height of 2.30m and overall height of 3.95m. The property is a detached bungalow with an overall height of approximately 5.0m. The proposed Cart Lodge will not be overpowering to the property

Landscaping

There is no landscaping proposed for our development a drive exists from poplar drive and the building will be adjacent to this.

Appearance

The proposed building will be constructed to enhance the appearance and minimise impact on the environment, we have chosen to a cut a Apex style roof, Vertical cladding together with Oak post and beams on the proposed Building. The roof will be finished with Rivendale fibre cement slate effect tiles with a red ridge. These materials will blend in with the surrounding area and are typically found on buildings of this style

Access

The access to the site is served by Poplar drive. The development is situated off the main highway and it requires no additional vehicle movements on or off the highway. Access for emergency vehicles would be via the proposed entrance.

