

PLANNING STATEMENT

Erection of a detached double car port to the front of the property

Fieldways, The Park, Great Barton IP31 2SX

October 2023

USE

The proposed car port will be used to house the Applicants' cars as the existing attached single garage is too small. It will protect their cars from falling debris off the trees overhead.

AMOUNT

A single storey detached double car port is proposed. The overall ground floor area of the car port is 29m². The car port will be sited to the front of the property approx. 2.5m in from the northern boundary with The Park and approx. 2.5m in from the eastern boundary with Haygate. This is the most suitable position for the car port on the site to enable easy access and turning of the cars.

LAYOUT

The car port will be used to house cars with two open bays to the front. The car port is detached from the house to form a separate outbuilding in a traditional style of construction. It is forward from the front elevation of the house.

SCALE

The proposed car port measures 5m x 5.8m with a ridge height of 3m. The height is subservient to the house.

LANDSCAPING

The existing shingle driveway will remain across the front of the property and no changes are proposed to the existing access arrangement. Maintenance of the landscape will continue as existing, through normal domestic gardening.

APPEARANCE

The external finishes to the car port will be dark stained timber cladding to the walls and fishscale felt roof tiles to the roof.

ACCESS – Vehicle & transport links

Access from the Highway remains as existing.

ACCESS – Inclusive access

The proposal does not change existing access requirements. The proposals will have no adverse impact on access for all.

PHOTOS



View of site for proposed car port



View of site in relation to Fieldways



View looking towards Fieldways from The Park – the existing beech hedge will screen some of the view of the proposed car port



Google map showing aerial view of site and neighbouring properties