

**Brief Planning Statement for a PROPOSED NEW GARAGE at**

**Orchard House, Church Road, Little Bentley, CO7 8SF**

The need for this proposal has arisen due to the existing garage becoming derelict after suffering subsidence. It is proposed to retain the existing building and use it as a log store as it cannot now be insured for any other use. We have decided against demolition purely on environmental grounds.

It is proposed to site the new garage on stable ground away from the existing garage at the rear of the site as shown.

The design of the proposed garage is traditional in form and appearance which will sit well in the semi-rural setting. It will be viewed behind hedges and fences and will appear as a simple subordinate outbuilding to Orchard House.