

## DESIGN & ACCESS STATEMENT

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For:

PROPOSED DETACHED GARAGE WITH SPACE FOR 2 CARS AND STORAGE, LUMB LANE, MILL BANK, SOWERBY BRIDGE, HX6 3ER

Client:

Mr and Mrs Whitworth

Prepared by:

**Moreton-Deakin Associates**

December 2023

### 1. INTRODUCTION & PLANNING HISTORY

- 1.1 This statement is submitted in support of the planning application made on behalf of Mr and Mrs Whitworth.
- 1.2 The existing house known as 'The Lumb' was built in the location of this application as far back as 1660, with additions made over the centuries.
- 1.3 There were two applications in 1998 for the partial demolition and rebuilding of the dwelling, an application for formation of access drive and turning space in 1984 and two applications for pruning and felling trees in 2012 and 2013 respectively.
- 1.4 The site lies on Lumb Lane in the Mill Bank area of Sowerby Bridge. The site is fairly level and well screened by hedges and trees. A large mill pond rising to the north of the site offers shelter and seclusion. The site has ample free space and as such is capable of housing the proposed garage with room for safe manoeuvring of multiple vehicles.

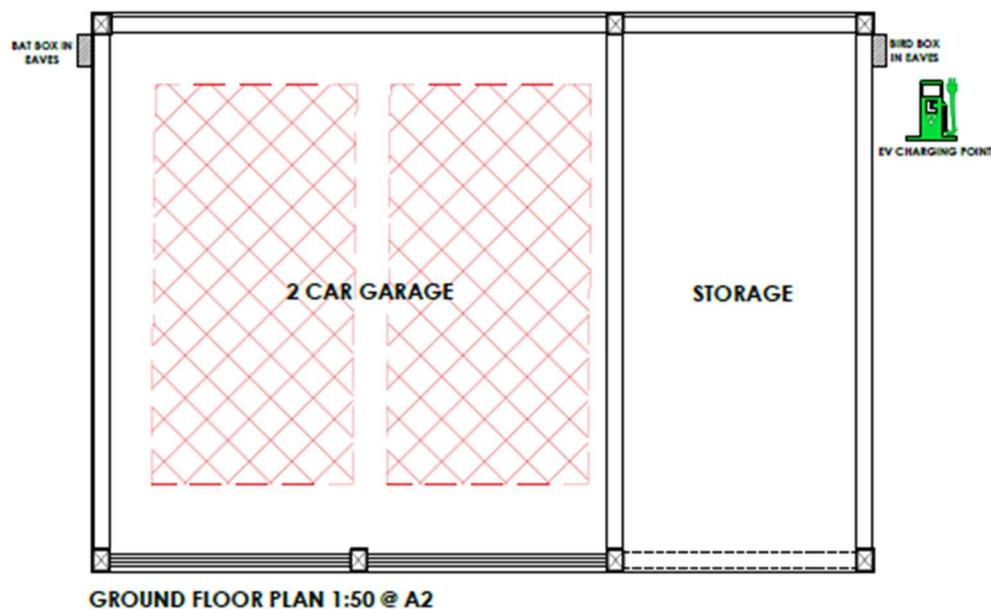
- 1.5 The existing building is of traditional construction, built from natural stone with quoined detailing and mullion windows. The eastern elevation facing the proposed garage features an extension built from natural stone and a traditional oak frame design.

## 2. PROPOSED SCHEME

- 2.1 The application seeks to set out and provide a double detached garage comprising of two secure internal spaces, and an internal open storage area. This would provide spaces for 2 cars and room for storage.
- 2.2 Externally, this application includes an improved vehicle turning area as well as landscape treatment to appropriately site the proposal within the plot.

## 3. DESIGN CONSIDERATIONS

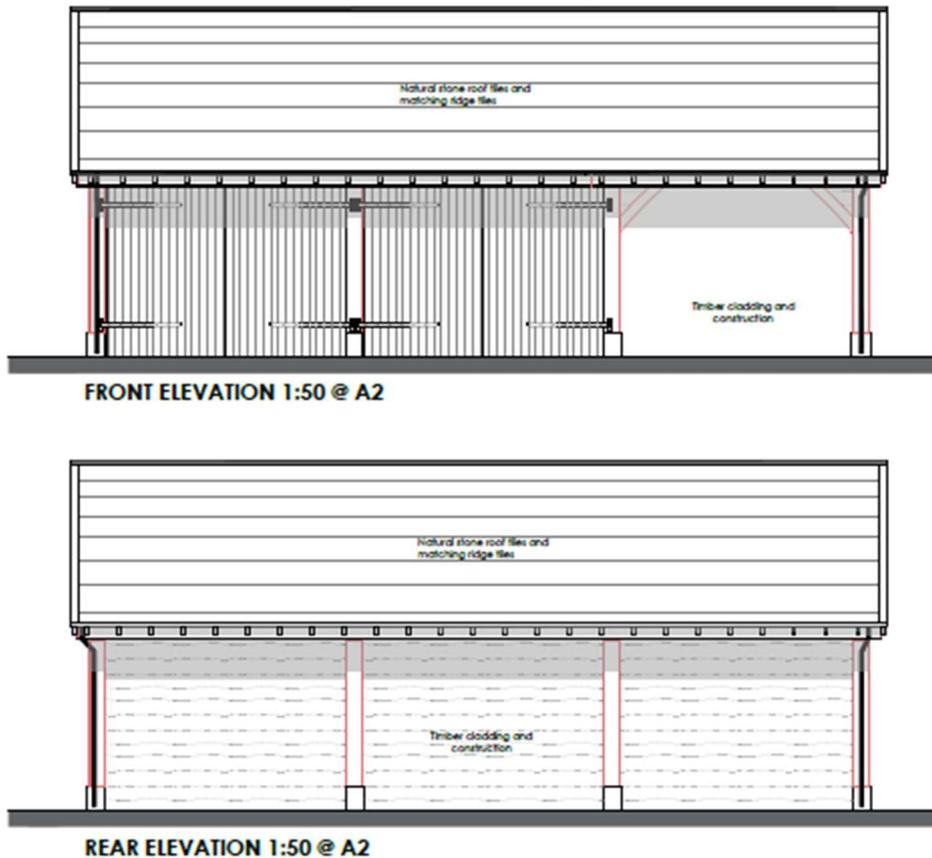
- 3.1 The proposed garage will be a single storey addition built from natural materials to reflect the surrounding environs and reference the existing oak frame extension to the main house.



Proposed Floor Plan showing internal garage, workshop, car port and wood store

- 3.2 The entrance for the proposed garage will be a level gravel area to allow for easy movement of vehicles with inherent drainage benefits. The internal base will be a hard-wearing concrete mix appropriate for frequent vehicle use.

- 3.3 The scheme is intended to have a natural and rustic appearance befitting its location in the wooded Yorkshire countryside.
- 3.4 An oak frame construction and wooden cladding is proposed to help blend the project in with the surroundings. The locale offers an abundance of greenery, the local landscape consisting of an abundance of trees, bushes and hedges. The proposal aims to work in harmony with these elements.



Proposed elevations

- 3.5 The roof is to be of natural stone tiles to match all the surrounding buildings. Additionally, the muted earth tones will fit well with the environment.
- 3.6 Following a refusal of application 23/00419/HSE this further application seeks to address the issues highlighted within the original application. The scale has been greatly reduced to a more domestic level aiding in the siting adjacent to the main dwelling. While the planning officer suggested a relocation adjoining the house this would prove difficult from a manoeuvring point of view and created an awkward arrangement with the existing house. The materials have been retained as a more natural stone structure would be less in keeping with the existing house this does not however mean suggestions from the planning officer are not welcome should the application be supported. Please refer to drawing number **3260-PL-105\_Overlays** for a comparison drawing.

## **4. ACCESS**

- 4.1 Current means of pedestrian and vehicular access and egress from / to the public road are to remain unchanged.
- 4.2 Additional parking spaces (3 in total) are provided by the scheme, lessening the chance of parking on the narrow surrounding roads being necessary.
- 4.3 Level access to the garage is provided as part of the scheme.
- 4.4 Access to the site is only available through lockable gates to prevent unsupervised entry and provide security for the grounds.

## **5. CONCLUSION**

- 5.1 the proposed garage now has a greatly reduced more domestic footprint, three elevations of the building back onto existing screening hedges and greenery with only the front elevation visible to the public, thus further minimizing external impact.
- 5.2 The proposed addition serves a single family detached house in a secluded location and seeks to provide secure parking, and store. The proposal will provide maximum utility with a minimal impact on the area, thanks to its functional and attractive design.
- 5.3 Given the now amended accompanying floorplan and elevational information, in line with the planning officers comments we would hope that these proposals are considered favourably and therefore request that planning permission is granted.