

11<sup>th</sup> April 2024

### Planning Application

Red Robin House  
Poppy Fields Drive  
Snettisham  
PE31 7UD

### Proposed Cart Lodge

### Design and Access Statement

#### Use

The proposed Cart Lodge will be used for parking and general household storage.

#### Amount

The proposed building will cover an area of 72sqm and will require a Building 12m x 6m with an overall height of 4.2m. 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 Poppy Fields Drive. The proposed Cart Lodge will be situated within the curtilage of the property

#### Scale

The proposed Garage will have a footprint of 12m x 6m, with an eave's height of 2.30m and overall height of 4.2m. The property is a detached brick built 2 storey property with a tiled roof. It has an overall height of approximately 8m. The proposed outbuilding will not be overpowering to the property

#### Landscaping

There is no landscaping proposed for our development. There is already in place a driveway that will lead into the proposed Cart Lodge once complete

#### Appearance

The proposed building will be constructed to enhance the appearance and minimise impact on the environment, we have chosen to cut a apex style roof. We will use horizontal cladding on the proposed Building. The roof will be finished with clay pan tiles colour - Flanders. 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 Poppy Fields 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.

