

**Brief planning statement for Proposed new garage/cartlodge at -
88 Hungerdown Lane, Lawford, Essex CO11 2LY**

The application comprises a detached single storey garage and two open cartlodge parking spaces. The need for the proposal is to provide dedicated private parking for the house which it lacks at present.

The proposal is sited on an area of unused front garden and has been placed 2m away from an existing low clipped coniferous boundary hedge. The siting away from the boundary is to lessen any possible impact on the neighbour's amenity. The proposal is sited to the North of and well away from the neighbour at No87 therefore there will be no overbearing or shading due to the siting.

The height of the roof ridge is under 5m and materials chosen will ensure it will sit well in it's semi-rural position, particularly given the industrial nature of the particular location.

Mark Fage RIBA