

1.0 INTRODUCTION

- 1.1 The host property is a former farmhouse, which has been extended to form a four-bedroom family home. It forms part of a four unit courtyard development completed in 2006.
- 1.2 No material changes have been carried out since occupation.
- 1.3 This application seeks approval for an extension to the garage to create a dining/ entrance hall, a canopies at the entrances, a new entrance and a garden store.

2.0 ACCESS STATEMENT

- 2.1 A new access from the adjacent adopted highway is proposed which will lead to two parking spaces. The existing entrance will be closed off and the current driveway made available for development.

3.0 DESIGN STATEMENT

- 3.1 Context;

The application site, which is part of a courtyard development, is situated on the western boundary of the village where the settlement merges with the surrounding agricultural landscape. Residential development predominates, which includes some cottage properties dating from the 19th Century as well as 21st Century market and social dwellings. A mature ash tree exists within the garden.

- 3.2 Amount;

This application seeks approval for the extension of the existing garage to form a dining entrance hall, the introduction of a canopy to the main entrances, the formation of a new entrance and driveway, as well as the construction of a garden store.

- 3.3 Layout;

The prospect layout is generated by the configuration of the host building and its relationship with the garden.

- 3.4 Scale;

The scale of the proposed extension has been designed to be subservient to the host building which will remain predominant and fully legible.

3.5 Landscape treatments;

The existing drystone boundary wall will be taken down to form the new entrance. Material salvaged from this process will be used to close off the existing driveway. A permeable concrete block surface will be specified for the proposed drive. New footpaths will be formed using reclaimed stone flags.

3.6 Appearance;

The proposed building form, materials and detailing have been designed to create a coherent architectural expression. Natural materials and handicraft construction techniques will ensure that these proposals will respect local vernacular traditions and will not have any adverse impact on the character of the local streetscene.

