

supporting statement for extensions
to existing detached garage at
No 8 Lunden Farm Lane S/O-4TB

Mr. Howard Fearnley.

PHYSICAL CONTEXT: INFORMATION ABOUT;

1) SURROUNDINGS;

- * Lunden is almost a self contained village formed thro' the conversion of the original Lunden Farm & its associated out buildings.
- * the buildings attached & flanking the site in question have been carefully extended, converted & improved in such a form that the original character, including facing materials have been retained thro' out.
- * the area displays a countryside village feel.
- * the area is easily reached by a good roadway system.

2). THE SITE;

- * Station Road access is from a higher level than Lunden its self & is separated from the application site via a steeply sloping grass field.
- * Due to existing land levels the site is not readily visible to traffic using Station Road.

3) THE PROPOSAL:

- * to extend the existing detached garage to form additional secure garaging, garden equipment storage & a bar-b-que room.

4) PLANNING POLICIES:

- * the proposal has been designed with the following planning policies in mind:-

a) PPS 1 - good design ensures attractive, usable, durable & adaptable places & is a key element in achieving sustainable development. Good design is indivisible from good planning.

- planning authorities should plan positively for the achievement of high quality & inclusive design for all development, including individual buildings.

- the government is committed to developing strong, vibrant & sustainable communities & to promoting community cohesion in both urban & rural areas. This means meeting the diverse needs of all people in existing & future communities.

5) GENERAL;

* the proposal does not affect;

a) access for emergency services, refuse collection, delivery & postal services

b) any rights of way.

c) any water course

d) any on site drainage.

6) CONCLUSION;

* taking into account previous building works which have been carried out within London the design has been formulated to allow the proposal to blend into the existing area.

* reclaimed matching facing materials are to be sourced to ensure that the finished project shows an established appearance & not a "brand new" just built appearance.

* established topography/gradients would ensure natural assistance to the views from Station Road.

- * the rear portion of the proposal, of a bar-b-que room would assist in the maximum usage of the garden area.

In conclusion we feel that we have pre-empted all the questions ~~the~~ the planning requirements that the local planning officer would request answers to, however should matters arise which would require attention we shall be only too pleased to assist with further details.