

High Bank
Design & Access Statement
New Garage with Accommodation above

Access

Access to the garage is from High Bank. High Bank itself is 4.5 metres wide at the entry point. The garage door at 4 metres wide allows entry and exit with a single movement and without need to use any other land. No parking pressure will occur as a result of the building.

The Proposal

The site is overgrown and partly accommodates chickens in a residential area. The land has been developed with a similar garage only a few metres away and the proposal is consistent with this approval and the roof pitch is now similar.

Materials are of good quality to reflect the best of the conservation area.

The accommodation, although modest will allow a single person or couple to be accommodated in the village at modest rent in a sustainable location to the benefit of the village amenities. The new proposal is reduced in height to closely resemble the other garage recently constructed. The accommodation provided will have little visual impact.

Conservation area

The garage will add further useful accommodation to a neglected part of the village. Care of conservation areas goes beyond acceptance of the status quo particularly as ample empirical evidence exists on the site of High Bank of how neglected or unused narrow strips of land can be enhanced by parking or new development including new and unusual housing elements already approved.