Design & Access Statement

In respect of a planning application for:

PROPOSED CONSTRUCTION OF STAND ALONE EARTH SHELETED GARAGE AT EXISTING PROPERTY.

at:-

MILL FARM, GUNTHWAITE, PENISTONE, S36 7GE

Design

The development is within the boundary of a recently constructed dwelling house and it is proposed to construct the proposed garage in a matching style of construction.

The majority of the existing dwelling house is earth sheltered with a frontage constructed in stone and oak timber. With the majority of the dwelling earth sheltered it has a minimal impact on its surroundings and it is intended to replicate this style with this proposal. The location for the garage is to the east of the existing dwelling house in an overgrown banked area where there are no trees that will require felling.



Picture shows proposed building location.

This location also place's the garage out of peripheral view of the occupants of the existing dwelling and the neighboring building. It is proposed to excavate the embankment to allow for the construction of the proposed garage, excavated materials will be retained and used to shelter the garage. Large stone hard landscaping to the

west of the garage will form a retaining wall for excavated materials to be re-used, this will be leveled and finished to create a wild flower garden which will extend over the garage. This area will create a green an amenity space for the dwelling house occupant’s which is currently not available. The exposed faces of the garage will be finished in stonework to match the existing property, with lintels around the door opening to match and the garage door will be made from oak / hardwood timber. The garage will provide much needed external storage for the property which currently stores its external items in the dwelling house.