

DESIGN AND ACCESS STATEMENT

New Garage 43 Rheda Park, Frizington

This statement is prepared in connection with a Planning Application for permission to construct an attached single storey garage.

Introduction

43 Rheda Park is a detached house located within the housing development of Rheda Park, which is a housing estate of private bespoke design dwellings on the outskirts of Frizington village

The Building

The dwelling is a detached brick 4 bedroom house constructed approximately 28 years ago.

The footprint of the house including the existing attached garage is approximately 128m² sited within 1100m² plot. The new garage has a footprint of 50m².

Access

The access to the site from the estate road is not affected by the proposal.

Flood risk

The building is not within a flood risk area and the extension roof water will be drained to the existing surface water drainage system.

Ecology

No trees or hedges will be disturbed by the proposal.