

MR HENDERSON

THORNTON FARM, LITTLE MILL, EGREMONT

PLANNING STATEMENT FOR STEEL FRAME GARAGE



BACKGROUND AND PROPOSED USAGE

This planning statement related to the proposed siting of a new build, steel frame, garage, for use by the land owners.

The owners of the land require a garage/ workshop to allow them to work on vehicle repairs undercover. This building shall be for personal use only, not business use. The space shall be used to house and repair their own vehicles, including vehicles used to maintain the land they own. They shall also use the space as a workshop for woodworking.

It was previously thought that the building would be used to house livestock, however this is incorrect, it shall be used for vehicle storage and workshop purposes only.

SITING AND DESIGN OF THE UNIT

The garage will be located on an area of existing hardstanding to the South of the owners existing dwelling. It will be approximately 17m from the existing dwelling, approximately 14m from the nearest adjacent building and approximately 20m from the adjacent road.

The building will be a portal steel frame, clad in corrugated metal sheeting, it shall appear agricultural in appearance.

In terms of size, the proposed building will be 13m long and 6m wide. It shall be 4m tall at the front and drop to 3.572m at the rear.

Consideration has been given to the adjacent properties and the height of the building has been reduced by 1m from previous proposals.

DRAINAGE, SERVICES AND FACILITIES

There will be no need for foul drainage as no WC or washing facilities are proposed in the building.

Rainwater will be harvested for re-use elsewhere on the property. Any excess surface water shall enter the existing surface water drainage systems in place on the hardstanding area.

FLOOD RISK

The proposed garage does not increase the flood risk in the area for this land, or any adjacent land. As stated above, the building will be built on existing hardstanding, no soft landscaping is to be lost and a surface water collection system shall be put in place.

TRAFFIC IMPACT

Little impact upon the traffic is envisaged from this proposed development, as this building is not being constructed to increase activities on site or traffic to site, merely as additional internal coverage for existing activities.