

Holmdale, Rueberry Drive, Seascale—Updated proposal

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Supporting Statement and justification

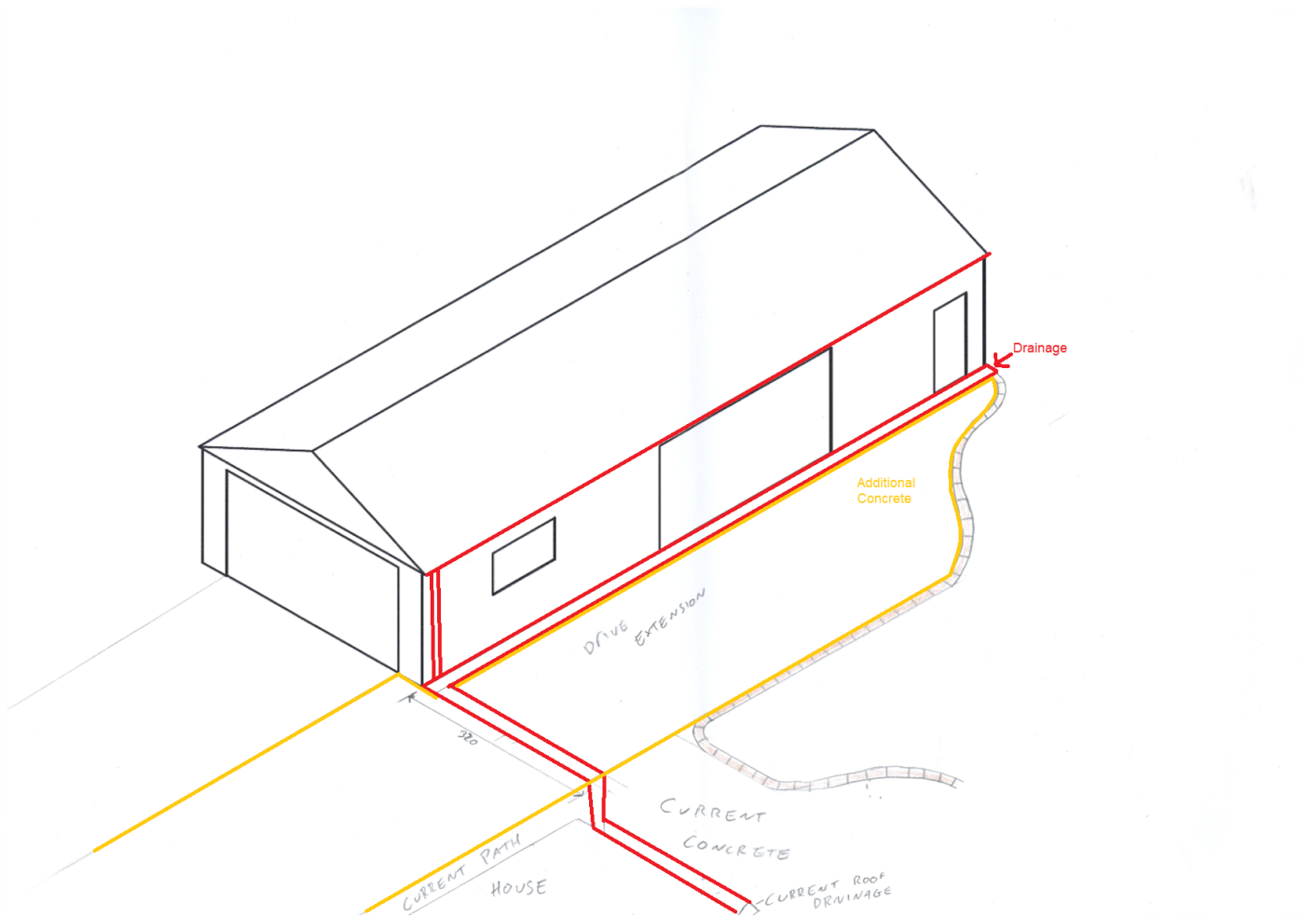
The planning for the proposed garage size has been put forward to increase the dry storage area at the property for both vehicles and household items.

At present we have 6 vehicles at the property. Being this close to the coast, rust is a real issue on these older cars. The cars are majorly classic Japanese cars which are very susceptible to rust. We wish to increase the inside storage space at the property to keep these vehicles safe from the bad weather and to increase the storage for household items within the pitched roof.

The vehicles and garage are purely a hobby held by the residents of the property, there is no intention to run a business out of the proposed development.

As mentioned through contact with the case officer, the scale of the garage would not appear subservient to the main dwelling, for this reason we have amended the design and lowered the pitch of the roof by 1m, down to a 50cm centre peak (amended drawing on page 6). As mentioned above, the footprint of the proposed development will be required in order to dry-store our vehicles. Studies by the Galvanising Association have shown that salt air can effect metals up to 50 miles in land from the sea, with the property being only a few hundred meters from the sea, the salt levels in the air are at their highest and materials require the most protection, especially cars with steel components and panels.

Additional drawing capturing the additional concrete for the drive and the added drainage



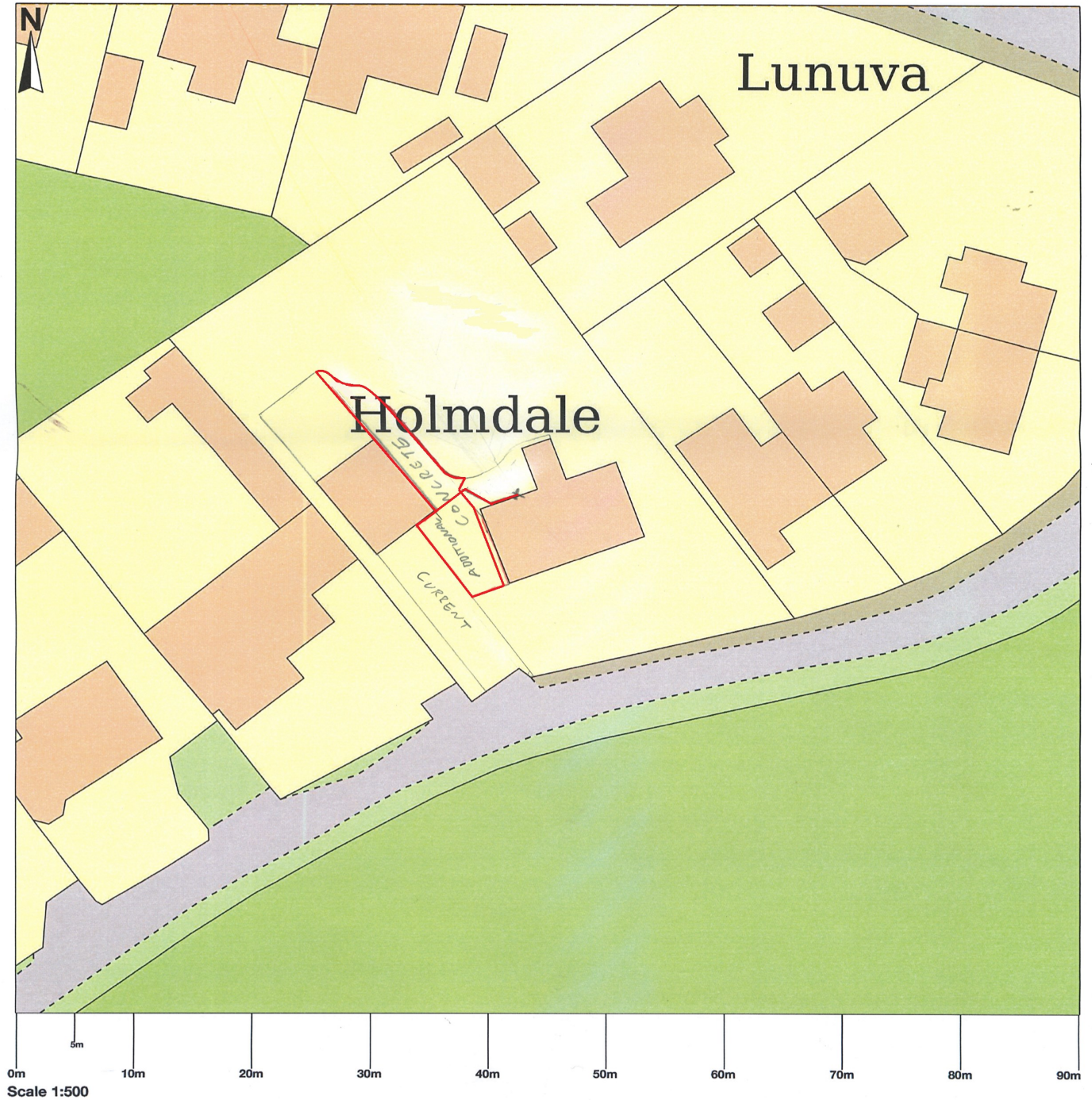
The Drainage as described earlier will go down the length of the garage and feed into the current house roof drainage.

The drainage will be as pictured to the left or of a similar design.



The additional Concrete is outlined in orange and will have a line of bricks round the outer rim which will flow round the current patio

Updated site plan to show area drive will be extended to beside the garage.



Justification for additional concrete and drainage



As can be seen in the attached pictures, flooding is an issue in this area of the garden. Presently the drain from the garage roof just goes into the ground and saturates the surrounding grass.

This turns into rather large puddles in the wetter months, for this reason we are proposing to modify the area and its drainage as seen in the drawing.

We will concrete the saturated area, turning it into a driveway, adding drainage from the garage roof which will connect up to the drainage by the house for the main dwelling roof drainage. This will vastly improve the saturated area of the grass, reducing flooding and improving the health of the garden.



In addition to the removal of the flooded area, being able to park vehicles down the side of the garage that don't fit in the garage, will give added security and aid in shielding them from the harsh weather.



The image displays a set of architectural drawings for a garage, including a front elevation, a side elevation, a perspective view, and a section view. The drawings are labeled with dimensions and angles.

Front Elevation: Shows a rectangular structure with a total width of 6270.00 and a total height of 3330.00. The structure is divided into three vertical sections with widths of 2880.00, 3400.00, and 620.00. The roof is gabled with a peak height of 3170.00. The roof slope is indicated as 162° and 9°.

Side Elevation: Shows a rectangular structure with a total width of 16000.00 and a total height of 500.00. The structure is divided into three vertical sections with widths of 500.00, 15000.00, and 500.00.

Perspective View: Shows the 3D structure with dimensions 16000.00 (width), 500.00 (height), and 3170.00 (depth).

Section View: Shows a cross-section of the structure with a total width of 6270.00 and a total height of 3330.00. The structure is divided into three vertical sections with widths of 2880.00, 3400.00, and 620.00. The roof is gabled with a peak height of 3170.00. The roof slope is indicated as 162° and 9°.

Title Block:

DRAWN		CHECKED		DATE		TITLE	
Gareth		Gareth		08/11/2022		Revision 2 of Garage Dimensions with reduced roof height	
APPD		APPD				Garage new	
APPROVED		APPROVED				Garage new	
D		D				Garage new	
2		2				Garage new	

SHEET 1 OF 1

DRAWN Gareth 08/06/2022		08/11/2022	TITLE	Revision 2 of Garage Dimensions with reduced roof height			
QA							
RWG							
APPROVED							
			SIZE	DWG NO.	REV		
			D	Garage new	2		
			SHEET 1 OF 1				