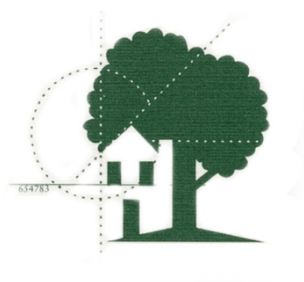


DESIGN AND ACCESS STATEMENT



R T DESIGN
Architectural and Surveying Services

25 Seymour Drive, Bradshaw, Bolton, BL2 3HB

**PROPOSED CHANGE OF USE OF PART OF
FIELD FOR A NEW DETACHED GARAGE AT
MOORBOTTOM FOLD, MOORBOTTOM ROAD,
HOLCOMBE, BURY, BL8 4NP**

DESIGN

1 AMOUNT

Moorbottom Fold is a barn conversion granted planning permission in 2018 (Ref - 62666) and is now the home to Mr and Mrs Fogg. The property originally formed part of Bank Top Farm and was sold together with the surrounding fields. The barn and garden as a curtilage covers an area of 1680m² with the adjacent field being 6600m² and the field to the north of Moorbottom Road having an area of 4400m².

The proposal is to provide a partial change of use of the field to garden curtilage too provide an area suitable for a detached double garage.



Google Earth image of Moorbottom Fold

2 USE

It is proposed to provide a detached double garage for the protection and security of the applicants vehicles.

3 LAYOUT

The proposed garage would be accessed from the existing parking area to the rear of the property, accessed from an original access gate off Moorbottom Road. It is proposed that the garage will be sited adjacent to the existing field access gate with the front elevation of the garage being on the existing boundary line between the garden curtilage and the field. This area is required as any proposal to site the garage within the current parking area would not provide sufficient space to enable a car to turn around and enter Moorbottom Road in a forward gear. Moorbottom Road is a narrow single track road that does not provide enough space for a vehicle to turn around within it.

4 SCALE

The proposed garage would be 7.0 x 7.0 metres in footprint, with an eaves height of 2.7 metres and a ridge height of 4.5 metres.

The area of land subject to the proposed change of use for the siting of the garage would be 9.0 x 8.0 metres, being 72 m² in area. This would represent 1.09% of the field adjacent to the garden curtilage and 0.65% of the land in the ownership of Moorbottom Fold. This would then increase the garden curtilage of the property by 4.2%.

The submitted plans show the siting of the garage and the associated vehicle tracking movements to represent a turning circle of 6.0 metres radius to suit the dimensions of the vehicle owned by Mr Fogg.

5 LANDSCAPING

The boundary between the field and the hardstanding parking area is divided by a post and wire fence. The adjacent five bar gate providing access to the field, which is used by the local farmer, is to be retained. The post and wire fence would be removed for 9.0 metres from the post adjacent to the existing gate to allow for access to the garage. A new post and wire fence would then be repositioned around the garage set 1.0 metres back from the walls of the garage to allow access for maintenance.

All aspect of the landscaping are to be retained as existing.

6 APPEARANCE

The proposed garage would be of an oak frame design with wide profile feather edge cladding to the walls. The roof would be slate to match the slate to the barn roof and to be set at 25 degrees pitch to match the barn roof.

ACCESS

1 VEHICLE AND TRANSPORT LINKS

Access to public transport is available via a bus service from Bolton Road West, giving access to the Ramsbottom, Bury and Bolton areas.

The nearest motorway junction is the M66/A56 junction at Edenfield is 4.3km away.

The nearest airport is Manchester airport, which is 51km away.

2 INCLUSIVE ACCESS

All aspects of the proposed additions are subject to the provisions of Part M of the building regulations for access. The proposals included within this application will have no bearing upon the inclusive access of the building.