

Design And Access Statement 933-07

Hazel Hall Farm, Summerseat, Bury

Proposed Detached Garage With Storage in Roof Space

Design, Access And Heritage Access Statement

Site

- The site is located on the border of the Green Belt boundary, fronting on to Higher Summerseat highway to the west. The surrounding land to the east comprises of agricultural land.
- There have been significant developments in the immediate vicinity, despite being located within the Green Belt.
- There is substantial urban sprawl to the west of the application site, predominantly comprising of residential dwellings, as well as small scale retail and 2No public houses within close proximity.
- The site sits within the bottom end of the Higher Summerseat conservation area.

The Property

- Hazel Hall Farm is a large stone farm house with large areas of land to the rear consisting of a hardstanding used by the applicant. Behind a gated wall are stables and a menage on land owned by the applicant.
- There are no overlooking issues from neighbouring dwellings.

Use

- The proposed garage will be used for the storage of tools, vehicles and tools associated with the stables and the applicants cars.

Development

- The proposal is the size required suitable for a house and grounds of this size.
- The footprint of the building will be nestled in an unused corner of the driveway to the side boundary to the rear of the property.

Layout And Siting Of The Garage

- The siting is also in the position of a previously approved garage, which was never built. **Application reference 50428**
- The garage layout is such that the front of the garage is facing away from the side boundary towards the rear of the application address.
- There is a garage door to the front and an general access door to the side closest to the front of the application address.
- To the rear is a set of stone stairs leading up to an external access door. This is to access the proposed storage within the roof space.
- See below photo of where the garage is planned.



Appearance

- The external façade is to be constructed in coursed sandstone to match the existing dwelling stonework.
- Stone heads and cills are to match the stonework of the existing dwelling.
- The roof is to be a slate finish.
- Soffits and fascia's are to be white painted timber to match the existing dwelling.
- The existing driveway is to remain as existing, ie block paving.



Scale

- The garage is in proportion with the existing dwelling.
- The garage will not be visible from the road due to the existing hedges facing the open farmland. It will be partially visible from the gated entrance of the dwelling, due to the slope down the driveway to the rear of the property, all of the garage will not be visible. See below Google streetview images and Google earth snapshot.



Green Belt Justification

- The application address previously had a detached garage approved, as mentioned in a previous paragraph. The current proposal is marginally larger than the previously approved garage.
- It is hoped that the size of the application dwelling/property, available land and positioning of the proposed garage means that the greenbelt is not eroded by the proposal.
- The materials and style will help the proposal become a seamless part of the site and will hopefully give the impression that it has always been part of the site, given the matching style and materials.
- The scale of the development will not have an impact on the openness of the Green Belt.
- The proposed works are negligible in scale in comparison to the construction works being carried out in the local area.
- The new addition to the site would not detract away from the existing dwelling, only enhance the aesthetics.