

# **Design & Access Statement**

**For**

**Proposed Detached Garage & Workshop**

**At**

**Brae Cottage, Yarrow, Northumberland, NE48 1BG**

## 1.0 THE APPLICATION SITE

Brae Cottage is a beautifully situated two bedroom stone built cottage situated in the picturesque rural location of Yarrow, in the heart of the Northumberland National Park. The cottage has been constructed using random rubble stone walls with a traditional pitched slate roof. The windows are original timber sliding sash.

## 2.0 DEVELOPMENT DETAILS

### 2.1 Use

The proposed garage and workshop will be used by the applicant for domestic purposes.

### 2.2 Amount

The site area is approximately 3,367m<sup>2</sup>. The plan area of the existing cottage is approximately 116m<sup>2</sup>. The proposed internal floor area of the garage and workshop is approximately 40m<sup>2</sup>.

### 2.3 Layout

The proposed layout and site plans can be clearly seen from the scaled site attached drawings sheets (A1.01, A3.01 & A3.02).

### 2.4 Scale

The proposals fit comfortably within the existing property/site and do not overpower the surrounding area.

### 2.5 Landscaping

The surfacing of the driveway will be confirmed at a later date and subject to a planning condition as part of this application.

### 2.6 Appearance

The garage and workshop will not have a detrimental impact on the appearance of the property. All materials will match the existing as closely as possible. The solar panels will match those on the main cottage extension which was completed in the last few years. The solar panels will be recessed to match the solar panels on the recently completed extension.

## 3.0 SUMMARY

The application must be assessed on its merits. The proposals have been sympathetically designed with the applicant passionate in replicating the character of the cottage in the appearance of the garage. The proposals do not have a detrimental effect on the surrounding area and is submitted with an understanding that all planning policies have been complied with accordingly and without risk.

As a result of the above assessment, it is apparent that the application is suitable for approval, in the long term interests of the building.