

Design and access statement for Planning application
“Warren Garage”
Westview Farm House
Red Cow Drove
Moulton Marsh
Spalding
Lincolnshire
PE12 6LW

Reference: PP-08797138

This design and access statement has been written to support planning application reference PP-08797138 for Westview Farm House, Red Cow Drove, Moulton Marsh, Spalding, Lincolnshire, PE12 6LW.

The proposal is for the creation of a garage for domestic use at the property.

1. The footprint of the property is 91 square metres, it is a Georgian house that was built in 1802. Fully refurbished and well maintained.
2. the curtilage of the plot is 2 acres, grass and trees to the rear of the property and gravelled driveway at the front of the property.
3. Post and rail fence around the plot.
4. No immediately adjoining buildings or sites.
5. Access to an existing gravelled driveway leading to the proposed garage with an open front and door to the rear as a means of escape.
6. The proposed garage will be 2 metres away from the property and 2 metres away from the existing boundaries located at the end of the existing gravelled driveway.
7. The height of the proposed development will be as follows:

Height to ridge 3.850 metres
8.7 metres in width by 5.4 metres in depth.
The roof will be a cat slide roof design.

(example images below)



