

Paul Osborne

Jus Limin

Carn Thomas

St. Mary's

Isles of Scilly

Design and Access Statement

East Bank, Porth Loo

St. Mary's, Isles of Scilly.

Amount

This proposed garage is 6m x 6m with a maximum height of 5.15m

Proposed

The proposed garage has been sited at the front of the property close to the existing driveway within the front garden. The proposed position of the garage is set back within the current raised garden area where it is proposed to dig out the existing sand and grass bund keeping the level of the garage as low as possible.

In setting the garage within this area, it is low enough as not to restrict the view from the dwelling of East Bank.

The design is to use local granite stone on the elevations that will be seen from the front of the property, the hidden elevations will be concrete block finished with render.

To reduce the overall height of the garage the design is to use a GRP flat roof design with a slight slope to the rear so that a water harvesting tank will collect any rain water which will then be used by the owners to water the garden etc..

The proposed garage is to have wooden windows painted white, with metal roll over doors to be coloured a dark green, these doors will face to the side of the property that will not be visible from the public road running along the front of the property.

Infrastructure

This application will not increase the demands on infrastructure as it will be only used for storage of the owners car and gardening equipment.