

**PROPOSED DOMESTIC 4 BAY GARAGE AT HOWLETTS FARM, GAS LANE, BARKWAY,
HERTFORDSHIRE, SG8 8ET**

The existing garage at Howletts Farm, Barkway, which is located to the west of the dwelling is small and only capable of garaging one car, with no space for domestic storage.

It is therefore proposed to erect a new 4 bay garage extending to 13.275 metres x 6.5 metres with eaves and ridge heights of 2.25 metres and 4.5 metres respectively. The garage will have a brick plinth with horizontal timber cladding above and a tiled roof.

Each bay will be accessed by eaves height timber double doors and there will be a personnel door to one of the gable ends.

It is proposed to utilise three of the bays for car parking of personal cars with the fourth to be used for the storage of equipment used to maintain the property, i.e. mower and compact tractor.

Domestic garages normally benefit from permitted development, however as the proposed garage is sited to the front of the property householder planning permission is being sought.

The garage is traditional in style and will compliment the existing dwelling and locality. It is sited adjacent to the existing parking and turning area.

There will be no additional traffic movements caused by the development as the vehicles already exist on the site.