



TUK RURAL

PRAGMATIC ARCHITECTURAL CONSULTANTS

Design and Access Statement

Proposal: Demolition of existing garage, single storey side, and rear extension to provide an additional bedroom, and living space.

Site: 27a Barton Road, Barlestone, CV13 0ER

Wednesday the 9th of August 2023

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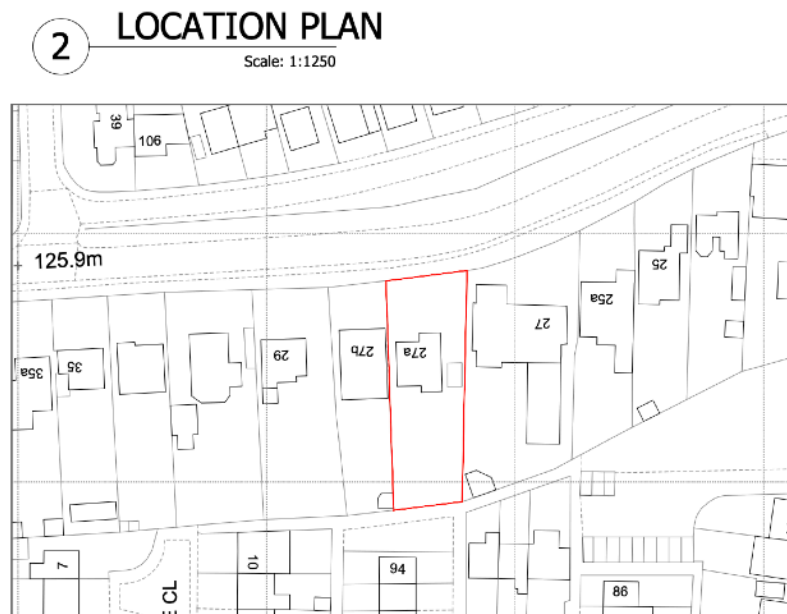
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1. INTRODUCTION

- 1.1. TUK Rural Ltd has been appointed by the applicant to produce a Design and Access Statement, to support a planning application for the proposed alterations, and extensions to 27a Barton Road, Barlestone, CV13 0ER.

2. THE SITE

- 2.1. The application site is located at 27a Barton Road, Barlestone. The site is located within the settlement boundaries, it is not within a conservation area, nor is it a listed building. The site is located within flood zone one.
- 2.2. The bungalow is of masonry construction with a clay tile roof over.
- 2.3. Barlestone is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, adjoining the village of Osbaston.
- 2.4. The site has excellent access to local amenities, it provides easy access to local towns, and cities, for retail, leisure, health facilities, and employment opportunities.

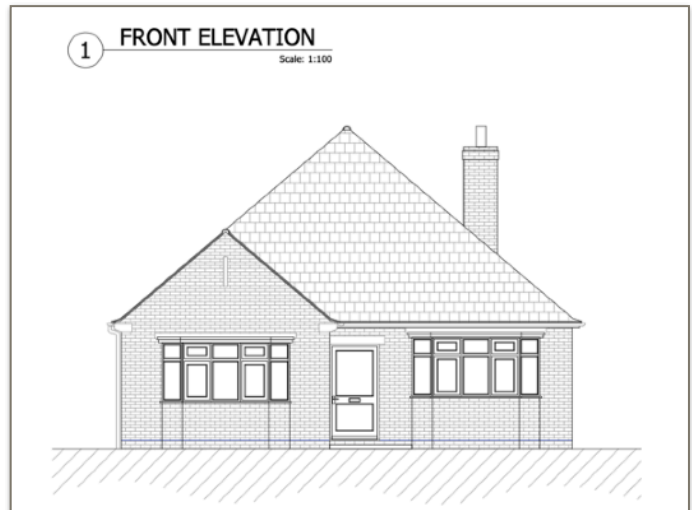
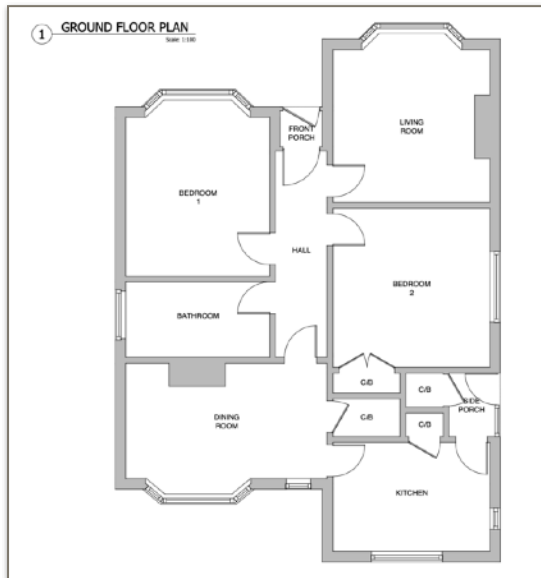


3. PROPOSED DEVELOPMENT

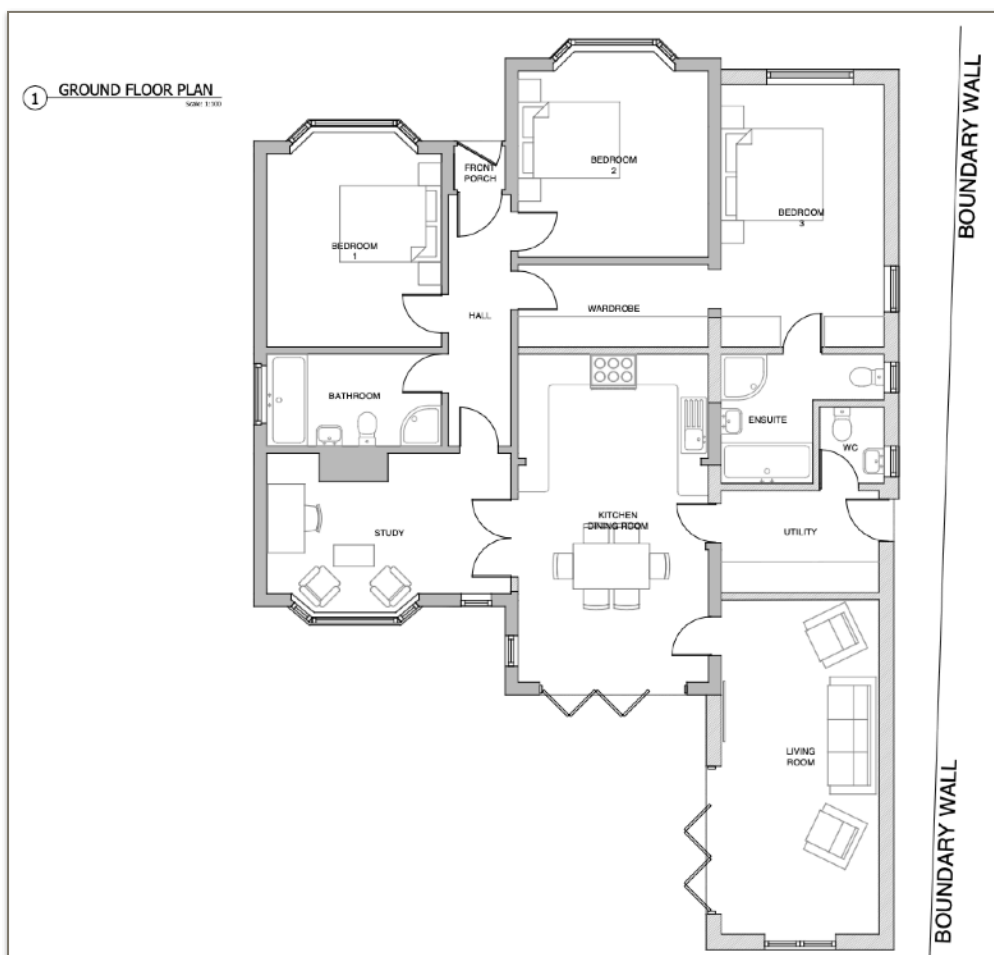
- 3.1. The development proposes the demolition of the existing timber garage, and construction of a single storey flat roof extension to the existing bungalow.
- 3.2. The additional floor space allows for the construction of a master bedroom with en-suite bathroom, utility room, improved living spaces, and reconfiguration of the dwelling for modern family living.

- 3.3. It is proposed to construct the extension in brick to match the existing building, with an off white through render to the side elevation. New windows will be UPVC in sage green.

4. EXISTING BUILDING PLANS



5. PROPOSED BUILDING PLANS





6. PLANNING HISTORY

- 6.1. No planning history for this property has been located on the Hinckley & Bosworth Borough Council website. However references for nearby relevant planning applications are provided below:
- 6.2. **16/00326/HOU** - Erection of pool house, conservatory link and decking to rear (retrospective) at 27 Barton Road, Barlestone, Nuneaton, Leicestershire CV13 0ER
- 6.3. **10/00434/FUL** - Extension and alterations to dwelling and erection of Boundary Wall at 27 Barton Road, Barlestone, Nuneaton, Leicestershire CV13 0ER.
- 6.4. **13/00188/HOU** - Extensions and alterations to dwelling at 25A Barton Road, Barlestone CV13 0ER.
- 6.5. **09/00442/FUL** - Extensions and Alterations to dwelling AT 98 Barton Road, Barlestone CV13 0ER

7. PERMITTED DEVELOPMENT RIGHTS

- 7.1. The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, would allow for a side extension of 3m in height, to be constructed within two metres of the boundary. While this extension only measures 2.6

metres in height, at its closest the boundary is within 700mm of the extension and extends past the rear existing elevation of the property by 5m. Therefore planning approval is sought.

8. DESIGN PRINCIPLES

Sustainability - The proposed development utilises the existing site, with no detriment to the surrounding area. The extension and modernisations of the the existing building secures the future of the dwelling for modern family living.

Appearance, Character and Form - Changes in appearance to the building have been carefully considered, and kept to a minimum. The proposed design retains the bay windows, and entranceway to the front elevation, thus retaining the character of the property.

Scale - The proposed is in keeping with the development of neighbouring properties. The development still allows for the retention of large garden to the rear, a driveway and off road parking for two vehicles.

Materials - All finish Materials proposed are as follows:

- Walls - Front and rear elevation to be constructed in red brick to match the existing dwelling, the side elevation to be finished in an off white render system.
- Roof - The extension will be of flat roof construction.
- Windows - UPVC windows in sage green colour.

8.1. **Boundary Treatments** - The existing boundary treatments will remain unchanged.

8.2. **Access and Parking** - Access to and from site, will not change as a result of the proposed development of the site. Provision will be made to the from of the property for three vehicles, through the construction of a new porous hard standing area.

9. CONCLUSIONS

9.1. The development is highly sustainable, providing a modern family dwelling.

9.2. The site will remain as a single family dwelling albeit with additional floor space.

9.3. Compliant with Hinckley and Bosworth Borough Council Planning Policy and the National Planning Policy Framework .

9.4. The proposed development is not dissimilar in scale and character to the development of neighbouring properties.

9.5. The proposed development largely complies with permitted development.

- 9.6. There are no adverse impact arising from this development, and planning permission should therefore be supported without delay.