

DESIGN, ACCESS AND STATEMENT

For: Alison Wood, 283, Leicester Road, Markfield

Proposal: Rear, side Extension and New Garage

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1. INTRODUCTION

This application is for an extension and new garage to an existing early to mid 20th Century 3-bedroom property, number 283, Leicester Road, Markfield. The property sits parallel to the A50 Leicester Road.

The house is located on a street lined with similar properties that have been extended and altered over recent years. Many of the neighbouring properties have been extended to the rear as the houses enjoy lovely long gardens, without overlooking to the rear. They have taken advantage of what the site has to offer.

The new garage is proposed to the side of the property within the driveway setting. Again, like others along the street scene. At present the existing garage sits to the rear of the property and is not accessible with vehicles. Therefore, there is a need to position the garage in a more convenient and practical location on the site which fits inline with the neighbouring properties.

The house has been within the same family for many years since it was built. The applicant would like to alter the home to suit the needs of a mature family as it continues to grow and put into place any necessary means to address any needs later in life, for example a ground floor shower room, potential place for a bedroom on the ground floor and more of an open plan living area that can connect seamlessly to the garden.

2. ACCESS

There are no proposed changes to the position of access to the site.

3. LAYOUT

The layout is of simple form, which runs seamlessly with the existing. Open plan living area to the rear is proposed to take advantage of the large, long garden, allowing for outside entertaining under a covered space, by utilising the existing garage as an outdoor seating shelter. The ground floor sees the inclusion of a shower room and a larger WC along with a new porch area for coats and shoes. The porch also allows for a wider entrance in case there is a need for wheelchair access later in life. At first floor level, there is an additional bedroom added and the bathroom has been moved above the shower room (at ground floor). The bedrooms to the rear take in the garden and flood the rooms with natural light.

4. SCALE AND APPEARANCE

The scale and appearance reflect the host building taking on the form of the existing rooflines and the existing footprint. The extension sees a first-floor extension over the existing ground floor extension as well as a utility extension to the rear outbuilding.

The side extension utilises the area before the boundary line and connects with the existing 'outer' line of the outbuilding projection (to the rear). The scale is important, and we have been mindful of the extent of new while preserving the character of the existing. Therefore, scale was important and so was the appearance to ensure that the property works in harmony with the additions proposed.

The garage to the side of the property reflects the appearance of the house and minimises the impact on the front garden. The scale will allow 1 small car along with the any storage required.

5. LANDSCAPING

There are minimal changes proposed to the rear garden. However, the front garden/driveway will see the introduction of hard landscaping to allow for vehicles and turning space. The property previously did not lend itself to allow for more than 2 cars to be parked on the front (one in front of the other) and therefore parking was encouraged on the roadside. Now vehicles will be able to turn on site. The proposal is for more cars to be parked on the front if necessary. There is the introduction of planted beds and the established hedge will be retained.

6. SUMMARY

I hope you feel the alterations will benefit the applicant and their family and will not detract or harm the street scene, it will enable multi generations to enjoy the house for many more years to come and adapt to suit the needs later in life if necessary.