DESIGN & ACCESS STATEMENT

PROPOSED REAR EXTENSION
TO
WHITE COTTAGE MAIN STREET
CADEBY

This statement has been prepared following guidance in CABE document – 'Design and Access Statements – How to write, read and use them'.

ASSESSMENT:

PHYSICAL CONTEXT:

The 'White Cottage' is an end of terrace property approximately 20 metres from the junction between Main Street , Rectory lane & Wood Lane. The Conservation Area is larger than the 'limit of development'. This development will have little influence on the street scene as it is entirely on the rear.

The existing dwelling has had planning approval in Sept 2002 for the first floor extension and other alterations (which have been carried out) This application includes the first floor extension as it has not yet been constructed but further works are also required ie. shallow pitched roof to kitchen widening of the kitchen and a garden room.

The neighbour to the north has a small rear extension and is contemplating a larger extension. This application approval will assist in his thoughts. The neighbour to the south has been approached to discuss the extensions and from this meeting it was agreed to reduce the pitch over the kitchen and garden room together with reducing the eaves to approx, the same level as the existing brick boundary wall.

SOCIAL CONTEXT:

The extension to White House will provide an extra bedroom which will allow for a growing family. The pitched roof will reduce the required maintenance to the flat roof and should have little influence on the neighbour's light.

ECONOMIC CONTEXT:

The local economy will benefit from the enlargement of the dwelling and will allow for a growing family within the community. Local facilities will also benefit from the increase in village population. There will also be work available for local builders for the extension works during construction.

PLANNING POLICY CONTEXT:

As far as we are aware there are no general policies against this development as the existing rear extension is outside the scope of general guidance it should be taken on its merits (which we have included in the design.)

The design of the extension introduces gables, which enhances the building and is common locally.

CAR PARKING:

Due to the age and style of the property parking is on the Highway and this will not be affected.

INVOLVEMENT:

We have not contacted the Planning Department but believe our clients have in the past, which gained a positive response and this is the reason for the application

EVALUATION:

The first floor extension has previous approval. The ground floor extensions have shallow pitched roofs with eaves at approx. the same height as the existing boundaries therefore there will be little influence on the neighbours.

DESIGN:

The street scene will not be affected as the extensions are on the rear and not easily seen from any public place. Gable ends have been used to reflect the local area.

LANDSCAPING:

As the garden is mature it is not proposed to provide significant landscaping either hard or soft. The timber and brick boundary fences will be retained.

APPEARANCE (Architectural treatment and materials):

Materials for the new walls and roof will match the existing and incorporate white painted brickwork as part of the existing property is already. The roofs will be covered in concrete tile to ensure suitable for the shallow pitch. Windows will be timber painted white.

ACCESS:

Accesses to front and rear are not to change. Access thro' the ground floor will be level as the new garden room will be on the same level.

ACCESS FOR EMERGENCY VEHICLES:

The existing building is easily accessible from the highway at the front and therefore the new extensions will have the same accessibility.

ARE/23
27 May 2008