DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE
AND EXTENSION
OAKWOOD LODGE
THORNTON ROAD
MARKFIELD

1. INTRODUCTION

The Design & Access Statement has been prepared to support the Full Planning Application for the erection of an extension to the existing dwelling.
The size of the extension means that it will extend onto the adjoining agricultural land, therefore a change of use is required.
The change of use is further extended by taking of opportunity to slightly improve the southern facing garden area.

2. CONTEXT APPRAISAL

Physical Assessment

The existing dwelling is single storey in traditional form and construction, comprising of buff brick walls and grey concrete tiled pitched roofs. (Photographs 1,2,3,4, & 5)
The bungalow is located south of Thornton Lane and east of an existing farm access.
To the south and east is the surrounding agricultural land forming pasture.
The bungalow was previously linked to an agricultural holding and recently obtained Planning Permission for equestrian facilities.
The private garden space to the bungalow is limited to a few metres to the south and east of the bungalow.
Further garden space is located to the north abutting the highway, but is not private despite the hedgerow boundary.
To the west is dominated by car parking.
The very immediate surrounding agricultural land is poor quality due to the historic surrounding rubble and amount of dilapidated fencing.

Social and Economic Assessment

There are no social or economic contributions.

Local Plan Policy

Policy NE5

The proposed change of use is for a small extension of an existing building and to enlarge what is currently a small garden.

It does not have an adverse affect on the appearance or character of the landscape due to its insignificant size and location and the extension to the dwelling is small and in keeping. The Proposal has the planning gain of improving the boundary treatment in keeping with the countryside.

The Proposal will not generate traffic. Therefore there is no reason why planning permission should not be granted.

Involvement

The Applicants' have taken informal advice from the Planning Officer and was encouraged by the understanding of the problem of having minimum private space.

3 DESIGN CONSIDERATIONS AND EVALUATION

The location of the extension was determined for the following reasons:-

a) Limited opportunities existed to the west due to the restrictive location of the garage and car parking.
b) There was insufficient space in width to the south and did not suit the existing bungalow layout.
c) The north and frontage to the bungalow has sufficient room for an extension, but it was considered would present a more intrusive presence in the countryside by being closer to the highway.

The Proposal provides a natural extension to the bungalow and is not intrusive in the countryside. However, because of the amount of land available a small additional amount from the field is required.

The opportunity is also taken to improve the garden space to the southern rear garden, land which currently is of poor quality due to debris and the existence of several fences. The opportunity can be taken to tidy up and improve the countryside boundaries.

4. DESIGN COMPONENTS

Use and Amount

The use is compatible with that existing and the amount proportionate to the existing bungalow.

Layout

The layout reflects the best location based upon the reasons given below and in relationship to the existing bungalow's layout.

Scale

The single storey of the Proposal reflects the existing building and the amount of extension proportionate to that of the existing.

Appearance

Material choice of brick and concrete roofing tiles indicates that of the existing in type and colour choice.

Landscaping

New boundary treatments of mature hedge species reinforces the countryside edge in a more positive way than present.
The existing patio at the rear will be extended with the new additional land complemented by planting by the Applicants within their rear private garden.

5. ACCESS COMPONENT

The existing bungalow has good pedestrian, cycle and vehicular access onto the site regardless of disabilities with access into the building that meets current Building Regulations.
There is good existing access for the fire brigade ad refuse collection and this is not affected by the Proposal.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5