DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSIONS TO 1 PARKSIDE GROBY LEICESTER LE6 0EB FOR MR D ROBERTS



FRONT VIEW OF 1 PARKSIDE

ADS 19.07.2008

The property is within the Groby Conservation Area and is the only property in Parkside that is in the Conservation Area.

The brief is to erect a first floor extension over the existing ground floor and to include an attached ground floor garage extension.

Planning consent was granted in 2002 for a similar scheme (02/00001/FUL).

LAYOUT

The existing property comprises a detached house set on a large elevated plot.

There is a conservatory to the rear.

The roof is asymmetric in form with a catslide roof to one side that extends down to adjoin a flat roof over both the garage and rear utility room.

There is a first floor dormer on the catslide roof, with two windows, that face towards the neighbouring property, no 2 Parkside

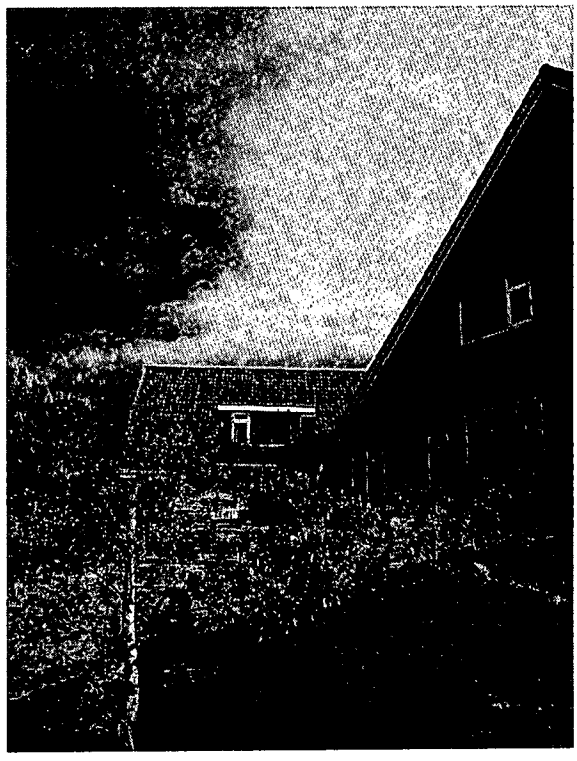
No 2 Parkside is a similar property with a first floor dormer window looking towards the proposal that is set at an angle of approximately 30° with the window facing out over the frontage of no 1 Parkside.



VIEW OF NO 2 PARKSIDE SHOWING DORMER ON CATSLIDE ROOF

The centre of the dormer window to no 2 Parkside aligns approximately with the corner of the new masonry being raised over the existing garage.

The following photograph helps to illustrate this relationship.



VIEW SHOWING RELATIONSHIP OF WINDOW TO NO 2 FACING NO 1 PARKSIDE

SCALE

The first floor extension will extend to the limits of the existing ground floor plan with the ground floor garage set in a distance of 1.05m from the boundary with no 2 Parkside.

LANDSCAPING

The existing arrangement is to be retained.

APPEARANCE

The extension incorporates brickwork details and window elements that reflect those of the original dwelling but with a rendered finish to the front elevation, at first floor level, to overcome the potential mismatch of both texture and gauging of new brickwork where it would step joint to the existing.

ACCESS

The location of the principal entrance to the property will remain unchanged.

The existing vehicular access will remain unchanged.

POLICIES

The proposal reflects the guidelines in SPG Document "HOUSE EXTENSIONS" and conforms to Policy RES7 (2.21.3) "HOUSE EXTENSIONS" of the Hinckley & Bosworth Local Plan in that:

a) It respects the scale and character of the existing dwelling and streetscene;

b) It retains adequate parking provision for parking within the cartilage of the dwelling;

c) Is built of materials and include details which mirror the existing building to create a unified overall appearance;

d) Does not adversely affect the occupiers of neighbouring properties by over-development, visual obtrusiveness or overlooking; and

e) Is carefully sited to avoid the terracing effect which would be created if similar extensions were repeated on other dwellings.

It also satisfies several of the relevant requirements of Policy BE7 (4.7.8) "DEVELOPMENT IN CONSERVATION AREAS" of the Hinckley & Bosworth Local Plan in that:

a) The siting of the proposal in relation to existing urban spaces and existing building lines;

b) Their overall scale, design and proportions which should be sympathetic to the characteristic form in the area and compatible with adjacent buildings and spaces

CONCLUSION

Building over the flat roofed element to the side of the property will enhance the appearance of the property thereby making a positive contribution to the conservation area and ensuring the proposal is not detrimental to the streetscene.