ERECTION OF BUNGALOW AND GARAGE
REAR OF 116 - 126 STAMFORD STREET, RATBY, LE6 0JU
REVISIONS TO APPROVED PLAN REF. NO. 06/00049/FUL
FOR MR. G. NORTH

CURRENT APPLICATION REF. NO. 09/00115/FUL

DESIGN AND ACCESS STATEMENT 3665:7

(1) OVERVIEW
This Design and Access Statement is submitted in support of a Planning Application (09/00115/FUL) for revisions to the above bungalow currently under construction and nearing practical completion. The proposed revisions consist of revisions to the ground floor layout , formation of two bedrooms and bathroom at first floor level, fire escape window to side gable and the introduction of "Velux" roof windows to the front and rear roof.

(2) RELEVANT PLANNING POLICIES
The Borough Council is at an early stage in the production of a Local Development Framework to replace the adopted Local Plan. The current adopted Hinckley and Bosworth Local Plan is relevant. Financial contribution in accordance with Policies REC2 & REC3 have been met. Planning consent 06/00049/FUL complied with policies BE1, RES5 and T5.

(3) EVALUATION
The bungalow is substantially complete. During the course of construction the applicant considered the introduction of some additional accommodation within the roof void. This alteration required the provision of staircase access and re-positioning of some internal walls. It is now proposed to insert roof windows on both front and rear roof slopes, and a fire escape window on the side gable, which can be glazed with obscure glazing. These modifications will not affect the overall design of the property.

(4) DESIGN
Design of the bungalow is of a domestic nature, in the format of the Planning Approval 06/00049/FUL

(5) AMOUNT OF DEVELOPMENT
One detached dwelling and garage

(6) LAYOUT
The bungalow has been sited in accordance with Planning Approval 06/00049/FUL, and the the associated parking and access for properties 116 - 124 Stamford Street will be provided as covered by this consent.

(7) SCALE
The bungalow as constructed is of domestic scale. Height to ridge: 5.800m, width: 7.350m length: 19.450m

(8) LANDSCAPING
Landscaping including access, fencing, is to be in accordance with the approved scheme to Planning Approval 06/00049/FUL

(9) APPEARANCE
All materials are as approved under Planning Approval 06/00049/FUL

(10) ACCESS
Equality of access: the bungalow as built complies with the current Approved Document Part M of the Building Regulations 2000

26/02/2009