DESIGN AND ACCESS STATEMENT

DEVELOPMENT SERVICES
7 MAY 2010
RECEIVED

PROPOSED 2 STOREY EXTENSION TO THE REAR OF "GRANGEWOOD", 2 GRANGE ROAD NAILSTONE.

ON BEHALF OF Mr R.COLEMAN

Planning Portal Ref. PP-01066294

SITE APPRAISAL.

1) Assessment:

The site of proposed extension to the rear of No 2 Grange Road is approximately 20m from the front boundary at the back of the footway to Grange Road, and the view of the extension from the highway would be minimal.

The boundary between No 1 and No 2 Grange Road is approximately 3.2m from the proposed extension, and has a 1.8m high close boarded fence.

The west side elevation of No 1 Grange Road which faces on to the site has no windows.

This extension will provide for an additional ground floor room with patio door access to the rear garden, ideally suited as a dining area.

The first floor extension will increase the size of the existing rear bedroom into a good sized double room.

With this extension, the property will become much more of a family home.

2) Involvement:

Neither the Applicant or the Agent have had any formal discussions with Hinckley and Bosworth Borough Council Development Control, or any contact with either neighbour regarding this Application.

Due to the small scale of the Proposal, it is felt that involvement of local community members is not warranted.

3) Evaluation:

The site is currently a paved and gravelled area at the rear of the house and occupies only 12 sq m of the very substantial existing curtilage.

4) Design:

The Application is for full planning approval of a 2 storey extension to the rear of a semi-detached house, No 2 Grange Road, Nailstone.

The and proposed external finishes and materials, as shown on Drawing numbered RC 03, are to match the existing and are in keeping with appearance of the recent side extension to No 3 Grange Road.

5) Design Component:

a) Use:

The extension would provide for a ground floor dining room with access to the rear garden via double patio doors, which will greatly enhance the ground floor usability.
The first floor extension increases the existing small single bed rear bedroom in to a good sized double bed room.

b) Layout.

The layout of the proposed extension is governed by the existing parameters.

c) Landscaping:

A paving slabbed area to the rear of the extensions is shown on the Site Plan, Drawing Numberd RC01. No extra soft landscaping is indicated on the Site Layout Plan .

.

d) Amount:

The application is for one 2 storey extension only.

e) Scale:

The plan size of the proposed extension is in accordance with the Planning Guidelines.
Building size as drawn:
Overall width: 4.15m.
Overall depth: 3.00m.(Ground Floor)
2.00m (First Floor)
Height : 5.075m (approx)

f) Appearance:

The external appearance has been designed to match that of the pair of semi-detached houses.

6) Access Component:

As this proposed development is within the curtilage of a private dwelling, the existing access for the general public is limited to the normally accepted extent for visitors, tradesmen, post delivery etc.
Vehicular access will remain as existing.

DEVELOPMENT
SERVICES
7 MAY 2010
RECEIVED