DESIGN & ACCESS STATEMENT

PROPOSED REAR EXTENSION & LOFT CONVERSION
7 ALESWORTH DRIVE. BURBAGE. LEICS. LE10 2EY

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed rear extension and loft conversion at 7 Alesworth Drive, Burbage, Leicestershire, LE10 2EY.

The application seeks permission for:

- The construction of a 1.5-storey rear extension to the existing dormer bungalow;
- The rear extension to have matching ridge and eaves heights to the existing dwelling, where appropriate;
- The use of materials to match the existing dormer bungalow, ensuring a cohesive and integrated appearance;
- The conversion of the rear half of the existing roof space, which has not previously been converted;
- The installation of a large box dormer window to the south-facing side elevation to provide additional usable accommodation and natural light to the loft space.

The proposals have been designed to make efficient use of the existing dwelling and roof space while respecting the character and appearance of the property and its surroundings.

2. Site and Surroundings

The application property is a residential bungalow located at 7 Alesworth Drive, Burbage.

The property forms part of an established residential area comprising predominantly residential properties of varying forms and designs. The existing dwelling is a dormer bungalow with an established rear garden and residential relationship with the neighbouring properties.

The proposed works are concentrated towards the rear of the property. The intention is to improve the accommodation available within the existing dwelling without fundamentally altering its established relationship with the surrounding residential area.

The site is well related to the existing residential development and benefits from existing vehicular and pedestrian access.

3. Existing Property

The existing property is a dormer bungalow providing two-storey residential accommodation.

A loft area has previously been converted within part of the dwelling. The current proposal relates to the remaining rear half of the roof space, which has not yet been converted.

The existing rear of the property provides an opportunity for additional accommodation through a sensitively designed extension. The proposal therefore seeks to maximise the use of the existing residential plot rather than requiring additional land or a new dwelling.

4. Proposed Development

4.1 Rear Extension

The proposal includes a 1.5-storey rear extension to provide additional internal accommodation.

The extension has been designed to relate closely to the proportions and form of the existing bungalow. In particular, the proposed roof arrangement will maintain matching ridge and eaves heights, creating a coherent relationship between the existing building and the new extension.

The extension will use materials that match, or closely complement, those of the existing property. This approach is intended to ensure that the new work appears as an appropriate continuation of the existing dwelling rather than an unrelated addition.

The extension will be positioned to the rear of the property and will therefore have limited impact upon the established street scene and the public view of the dwelling.

4.2 Loft Conversion

The proposal also includes the conversion of the rear half of the existing loft space that has not previously been converted.

The loft conversion will make efficient use of the existing roof volume and will provide additional residential accommodation without the need for a separate building within the garden.

A large box dormer window is proposed to the south side elevation. The dormer is required to provide adequate headroom, usable floor area and natural light to the proposed loft accommodation.

The dormer has been designed as part of the overall loft conversion and will be finished in materials appropriate to the existing dwelling. Its position on the side/rear portion of the roof limits its visual prominence from the principal street frontage.

5. Design Considerations

The design of the proposal has been guided by the following principles:

Respect for the Existing Dwelling

The proposed extension and loft conversion have been designed to complement the existing dormer bungalow rather than compete with it.

The use of matching materials, together with the relationship between the proposed ridge and eaves levels and those of the existing building, will help create a unified appearance.

Scale and Massing

The proposed extension is proportionate to the existing dwelling and is located to the rear, where it will have a substantially reduced impact on the principal elevation and street scene.

The loft conversion utilises the existing roof space, with the dormer providing additional internal headroom and accommodation where required.

The overall scale of the development is therefore considered appropriate for a residential extension to the existing property.

Materials and Appearance

The proposed extension will utilise materials to match the existing dwelling in terms of their appearance, colour and finish.

The intention is that the extension should read as a natural addition to the existing building.

The dormer will also be finished in materials that are compatible with the existing roof and elevations.

Relationship with the Street Scene

The majority of the proposed works are located to the rear of the property and will have limited visibility from the public highway.

The proposal will not introduce a new dwelling or materially alter the established residential character of Alesworth Drive.

The development will remain clearly identifiable as an extension and alteration to the existing bungalow.

6. Impact on Neighbouring Properties

The design has been developed with regard to the relationship between the application property and neighbouring dwellings.

The rear extension is located within the existing residential curtilage and is designed to maintain an appropriate relationship with neighbouring properties.

The loft conversion and dormer are similarly positioned within the existing roof form. The dormer is intended primarily to provide light and usable headroom to the loft accommodation.

The proposal does not seek to introduce an excessive increase in the height or massing of the property. Any windows associated with the proposal will be positioned and designed having regard to the privacy of adjoining residential properties.

The proposal is therefore considered unlikely to result in an unacceptable loss of privacy, overlooking or an undue sense of enclosure to neighbouring occupiers.

7. Residential Amenity

The proposed development will provide additional accommodation for the occupants of the existing dwelling.

The works will improve the functionality and flexibility of the property while retaining its established residential use.

The design seeks to avoid unreasonable impacts upon neighbouring occupiers in terms of overlooking, loss of privacy, overshadowing or overbearing development.

The proposal is therefore considered compatible with the residential character of the surrounding area.

8. Access

The proposal does not alter the existing principal pedestrian or vehicular access to the property.

Access to the dwelling will continue to be provided from the existing access arrangements serving 7 Alesworth Drive.

No new highway access is proposed and the development will not result in a material change to the established pattern of access to the property.

The proposal is therefore considered to have no significant impact upon highway safety or the functioning of the surrounding highway network.

9. Parking

The existing parking arrangements serving the property will remain unchanged.

The proposal does not create a separate dwelling and therefore does not generate a requirement for a separate parking arrangement.

The existing residential use and access arrangements will continue.

10. Sustainability

The proposal makes efficient use of the existing residential property by extending and adapting the existing building rather than requiring new residential development elsewhere.

The loft conversion in particular makes use of existing roof space and therefore represents an efficient form of development.

Where practical, the extension will incorporate appropriate levels of insulation and energy efficiency in accordance with the relevant Building Regulations requirements.

The use of matching and durable materials will also help ensure that the extension provides a long-lasting addition to the property.

11. Planning and Design Conclusion

The proposed rear extension and loft conversion represent a logical and proportionate improvement to the existing bungalow at 7 Alesworth Drive, Burbage.

The proposal:

- Makes efficient use of the existing residential property;
- Provides additional accommodation without creating a separate dwelling;
- Places the principal extension to the rear of the property;
- Maintains matching ridge and eaves heights;
- Uses materials intended to match the existing dwelling;
- Makes efficient use of the previously unconverted rear loft space;
- Introduces a box dormer to provide the necessary headroom, floor area and natural light;
- Maintains the existing access arrangements;
- Respects the residential character of the surrounding area; and
- Has been designed to minimise impacts upon neighbouring residential amenity.

Overall, the development is considered to be an appropriate and sympathetic addition to the existing dwelling. The proposed works will improve the accommodation available to the occupants while maintaining the established character and appearance of the property and its surroundings.

The proposal is therefore considered to represent good design and an appropriate form of development within the existing residential setting.