DEVELOPMENT
SERVICES
23 OCT 2008
RECEIVED

DESIGN & ACCESS STATEMENT

Planning Application for a Two Storey Rear Extension at

6 Long Row Sheepy Road Sibson

October 2008

Prepared by

PREMIER BUILDING DESIGN

Design and Access Statement

1. INTRODUCTION

1.1. This statement is to accompany an application for a two storey rear extension

1.2. This statement demonstrates the design process involved and how the proposed development will be appropriate in planning terms including an assessment of the impact on adjacent I buildings and the impact on the environment in terms of layout, design and scale of the proposals. Access issues in terms of vehicular and pedestrian arrangements and parking provision are also referred to.

1.3. The layout of the document is as prescribed in section 3 of DCLG circular 01/2006, where the design component has been evaluated under the headings of amount, layout, scale, landscaping, appearance and access.

2. DETAILS OF PROPOSALS

- **Site and Location Details**

2.1. The site is situated within the village boundary of Sibson within the conservation area on the main road through the village

2.2. The site comprises a mid terrace property built late 19th e/early 20th century

2.3. The original building is regular shaped and comprised a "two up two down" dwelling house which has been previously extended with a two storey rear extension to form a kitchen with bedroom above.

- **Design and Development Objectives of the Proposed Scheme**

2.4. The application is to extend the property to the rear with a two storey kitchen & bedroom extension to increase the living space and also to tie in with a previously approved two storey extension at No 7 Long Row.

2.5. The extensions are required as a two storey extension has been approved (but not yet constructed) to the neighbouring property antd the resulting gap would be unacceptable both for maintenance & light aspects.

3. THE DESIGN PROCESS

- **Use / amount**

3,1 The proposal is for a two storey pitched roof "infill" extension to fill the gap to a previously approved two storey extension to the adjoining property. the size of the origina. first floor extension

3.2 The proposal fits well into the street scene as it will infill an unacceptable gap between the properties.

- **Layout**

3.1. The new extension infills an area between the existing/original rear extension and the adjacent dweling.

3.2. The adjacent dwelling will be extended at ground & first floor level to make use of the new party wall and increase the size of the kitchen/bedrooms.

- **Scale**

3.3. The proposed extension is designed to blend with the existing residential buildings that surround it and the scale would be similar to the existing properties in as much as it will match other similar extensions in the area.

- **Appearance / Design details**

3.4. In terms of details, the new extension will harmonise with the existing property and will be completed to a high standard. The design is in character with the existing residential buildings.

3.5. Materials will use traditional bricks and tiles to blend with the varied materials in the street. The materials have been chosen to harmonise with the variety of buildings in the area and complement the setting.

- **Landscaping**

3.6. The proposal will have no effect on the existing landscaping to the site and no additional landscaping is proposed.

- **Access**

3.7. There will be no additional traffic generated from the proposals.

3.8. Car parking spaces are available for the existing building and these will not be affected by the proposal.

3.9. From a wider perspective, access is available to the site from public transport etc is also unaffected.