EXTENSION TO "LITTLE GABLES"
PIPE LANE
ORTON-ON-THE-HILL

DEVELOPMENT SERVICES
16 JUN 2008
RECEIVED

FOR

MR AND MRS STEVENS

DESIGN AND ACCESS

STATEMENT

Architect:
C A Underwood ARIBA
"The Barn"
Church lane
RAVENSTONE
Leicestershire
LE67 2AE
Telephone:01530 834420

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LITTLE GABLES - PIPE LANE - ORTON ON THE HILL

THE SITE

"Little Gables" was the old village school masters house built in the 1890's.

It is a single storey dwelling, with a steep pitched roof, with gables projecting front and rear.

It was extended and modernised in the 1960's and 1970's.

ACCESS

"Little Gables" lies near the centre of the village, but there are few amenities within the village. The bus service from the village is infrequent.

Access for disabled people is from the front of the property with all main living rooms on the ground floor.

DESIGN PRINCIPLES

A similar extension was approved by H.B.B.C in 2002.

The main difference between the 2002 extension and this is the provision of a bedroom and bathroom in the roof space.

The design seeks to blend in with the existing dwelling by extending the rear gables and using windows roof and wall materials to match the existing.

CONSULTATION

The Local Authority has not been consulted prior to this application.

The immediate neighbours have not been consulted, but the extension has no impact on them since they are a good distance away.

SOCIAL

There are no social implications.

POLICY

There are few policy considerations pertaining to domestic extensions.

However, those that may apply have been considered and implemented ie. parking - ample - 6 existing spaces, design - in keeping with existing, street scene - not affected.

ECONOMIC

The extension will only provide work for the local building industry.