

Design, Access and Justification Statement

Proposed rear extension and internal alterations at 3 Orford Mews, Puddletown, Dorchester, Dorset, DT2 8UG.



STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION TO EXTEND AND ALTER 3 ORFORD MEWS, PUDDLETOWN, DORSET.

This statement has been prepared in support of a householder planning application to extend and alter 3 Orford Mews, Puddletown, Dorchester, Dorset. The proposed extension is located to the rear of the property providing a new garden room and extended living accommodation. Some internal alteration works are also proposed to improve the layout and natural light within the property.

1. Location

General location

The site is located on the northern edge of Puddletown, on the western side of Walpole Court.

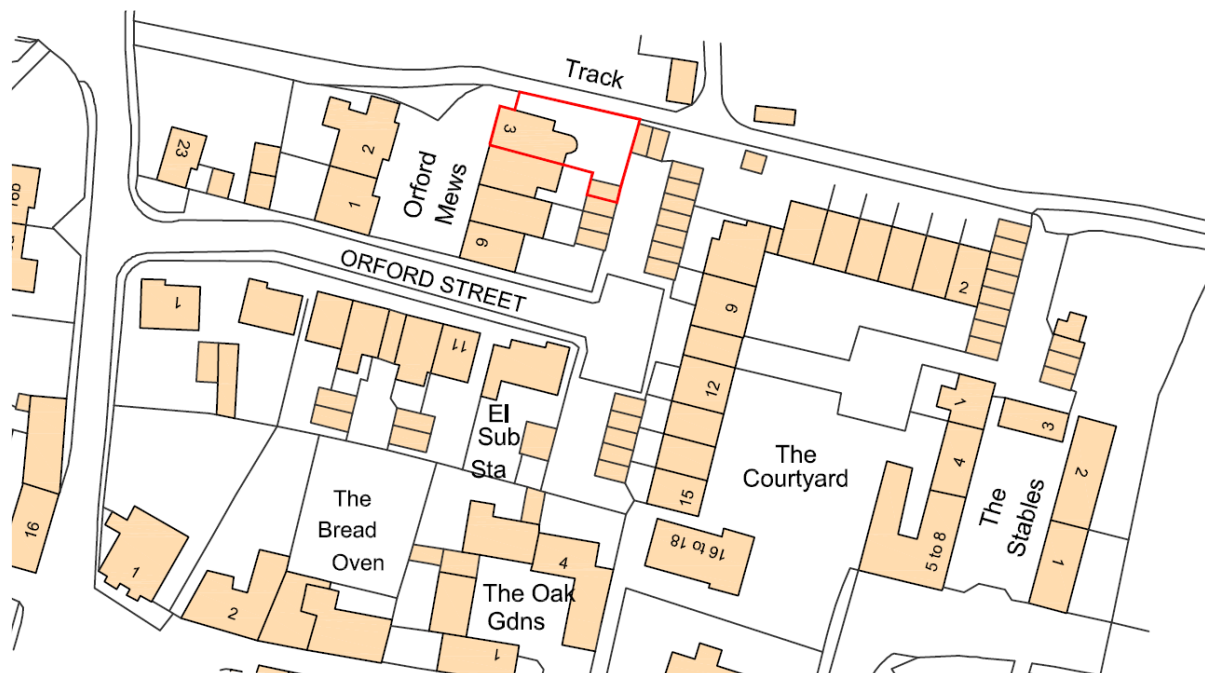
Specific location and immediate setting

The site is accessed off Orford Street which leads on to Walpole Court from Mill Street. The property is semi-detached (end of terrace) with a rear semi-detached garage. The north elevation faces onto a high brick wall (former garden wall of Walpole Court) with fields/farmland beyond.

Site description

The existing site consists of a principal two storey semi-detached house with later single storey conservatory to the rear (east) and a semi-detached single storey garage to the rear. The site area is approximately 0.026 hectares.

The site is level with a lawned garden to the east and parking area to the front of the house.



Site Area is indicated in red on the above site plan.

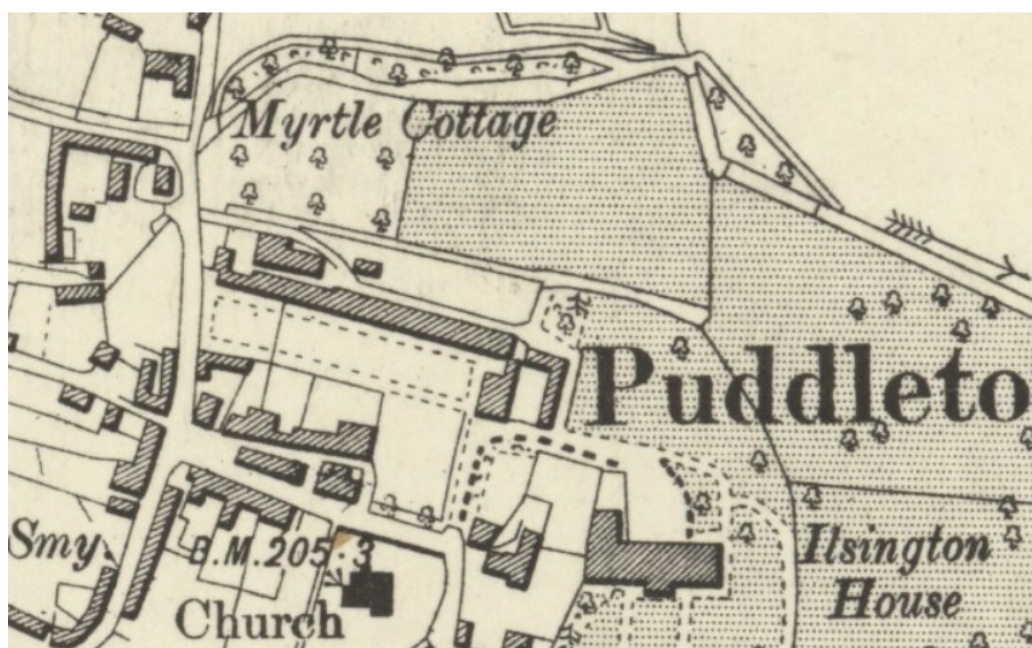
2. Historic Development of Site

The plot itself has undergone very little change over time, the main alterations being the evolution of Walpole Court and its surrounding grounds (refer to maps below).

Map Evolution;



1888 Os Map



1902 Os Map

(Source nls maps)

3. Existing Site Description

The existing site is relatively level from the front western entrance to the eastern rear boundary. The house is constructed from brick with stone and brick detailing. The roof and entrance canopy are covered with clay plain tiles. The existing entrance doors is painted timber and upvc doors and windows.

It is noted that the site lies outside of any flood zone as identified of the Environment Agency mapping.

4. Site Photographs



View of West Elevation.



View of East elevation.



View of North Conservatory Elevation.

5. Planning History

The current owner purchased the property in August 2017. There is not recorded planning history for the site or surrounding area.

6. Planning Policy

Local planning policies that are relevant to the site are as follows;

- Defined Development Boundary SUS 2
- Poole Harbour Nutrient Catchment Area ENV 2
- Conservation Area ENV 4

Also located adjacent to Land of Local Landscape Importance ENV 3.

7. Proposed Building Description

The proposals allow for the removal of an existing upvc conservatory and replacement with a new brick single storey flat roofed garden room. The new garden room will take advantage of replacing the existing conservatory which is not currently fit for purpose. The new garden room will be constructed in materials that complement and continue the character of the existing house.

The proposals aim to continue the character of the existing house whilst also ensuring that they are subservient (single storey flat roof) and do not detract from the existing structure and setting.

8. Proposals

The proposals incorporate a new single storey rear extension to replace an existing upvc conservatory. The new extension will take advantage of the eastern aspect and provide additional natural light into the rear of the property.

The new extension will be flat roofed stepping down in scale to the rear of the property. The proposed extension roof line will tie back to the house at the same level as the existing conservatory. The proposed materials will complement the existing palette of materials.

The proposals will aim to provide the following to comply with the relevant local and national planning policies;

- Be of high-quality architectural design.
- Utilise natural traditional materials within the design to complement the existing building.
- Incorporate sustainable design and energy efficient measures.
- Utilise the existing built form and site area to minimise impact on setting.
- Material selection to be of local representation and whole life use.

9. Proposals & Implications

It is considered that the proposals will contribute to the existing living accommodation, providing a replacement garden room that is usable all year round and fit for purpose meeting current building regulations. The removal and replacement of the existing upvc conservatory will be a positive contribution to the rear elevation of the property. The design and location of the extension has been considered so as to have minimal impact on the existing property and setting.

The proposed works will be of high-quality design and will complement the existing building. There will be no adverse impact on its setting.

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