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# **N.A.WILLIAMS BUILDING CONSULTANCY LTD**

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## **DESIGN AND ACCESSIBILITY**

**60 SOUTHWELL STREET, PORTLAND, DT5 2EF.  
FLAT ROOF REAR EXTENSION, INTERNAL & EXTERNAL ALTERATIONS**

**Statement compiled by & date**

N.A. Williams – 27.10.2020

N.A. Williams Building Consultancy Limited

## **1.0. PLANNING HISTORY AND THE PROPOSAL SITE**

- 1.0.1 There have been no previous Planning applications for the proposal site.
- 1.0.2 The site is not contained within a designated Conservation Area or An Area of Outstanding Natural Beauty (AONB). The property is not listed.

## **2.0. THE PROPOSED WORKS**

- 2.0.1 The proposal allows for the construction of flat roof rear extension, internal and external alterations.

## **3.0. DESIGN FORM AND MASS, MATERIALS AND AMENITY**

- 3.0.1 As the proposed structure will be single-storey and flat roofed it will be clearly visually subservient to the host dwelling. The proposed flat roof covering will be an AA fire rated glass reinforced polyester and will not cause glare to persons observing this from first floor level or above. All other proposed materials will be visually cohesive to both the host dwelling and that of the wider general locality.
- 3.0.2 The proposal will result in no detriment to the current levels of enjoyment experienced by neighbouring properties.

## **4.0. CAR PARKING**

- 4.0.1 There is no on site provision for on site parking.

## **5.0. FLOOD RISK ASSESSMENT**

- 5.0.1 Upon appraisal of The Environmental Agency Flood Map, the proposal site is not contained within any Flood Zone