

# Design and Access Statement for Planning Consent



Once you have completed this form you may either **SAVE** it and email it to the council's planning department at [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk) or print it and post it to:

Planning  
Uttlesford District Council  
Council Offices  
Saffron Walden  
Essex CB11 4ER

DATE 08/01/2021

Please use a separate sheet if there is insufficient space for your answer in any of the boxes.

## Applicant

Name:

Home address:

WHITE HALL BARN,  
THE STREET,  
HIGH RODING,  
GREAT DUNMOW,  
ESSEX.

Postcode:

CM6 1NT

Home telephone:

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Work telephone:

—

Mobile telephone:

07464 553 976

Email address:

djsdavmar@hotmail.com

## Agent (if any)

Name:

RACHEL MOSES ARCHITECT LTD.

Contact address:

THATCH COTTAGE,  
RADWINTER END,  
SAFFRON WALDEN,  
ESSEX

Postcode:

CB10 2UD

Home telephone:

—

Work telephone:

01799 599 264

Mobile telephone:

07952 153 215

Email address:

rachelmoses1@aol.com

Application reference number (if known):

UTT/

Any other relevant  
information:

Are you submitting this form in hard copy?

☒ Yes

☐ No

## Scale

(iii) This means the height, width and length of each building proposed in relation to its surroundings:

THE EXTENSION IS THE SAME WIDTH AS THE EXISTING KITCHEN + UTILITY (6-1M) AND 3-0M LONG, SINGLE STOREY WITH A PITCHED ROOF.  
THERE IS A PATH BETWEEN THE EXTENSION & THE SIDE BOUNDARY

## Landscaping

(iv) This means the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls. It may include protection of existing biodiversity and measures to enhance the biodiversity value of the development site:

THE LANDSCAPING OF THE SITE WILL MAINLY REMAIN AS EXISTING. THE SIDE LAWN WILL BE REPLACED WITH GRAVEL & PLANTS IN POTS. (AND THE EXTENSION) SHRUBS WILL BE RETAINED.

## Appearance

(v) Appearance. This means the aspects of a building or place which determine the visual impression it makes, including the external built form, materials used in the development:

THE KITCHEN EXTENSION IS A TRADITIONAL DESIGN WITH A PITCHED ROOF, IN KEEPING WITH THE BUILDING. THE WALLS ARE BLACK STAINED TIMBER WEATHERBOARDS, WINDOWS ARE BLACK STAINED TIMBER CASEMENTS, THE ROOF HAS A CLAY PANTILE FINISH ALL TO MATCH THE EXISTING HOUSE.

## Access

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Enter here an explanation of the applicant's approach to providing access, and how government policies relating to access in relevant local development documents have been taken into account:

ACCESS ONTO THE SITE REMAINS AS EXISTING.  
ACCESS INTO THE HOUSE REMAINS AS EXISTING PLUS  
THERE IS A NEW SET OF DOORS FROM THE KITCHEN  
ONTO THE EXISTING PATIO.

Enter here a statement of what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation (for example with County Highways, Uttlesford Area Access Group):

N/A.

Please enter an explanation of:

(i) how any specific issues which might affect access to the development have been addressed:

N/A

(ii) how prospective users will be able to gain access to the development from the existing transport network:

N/A

(iii) why the main points of access to the site and the layout of access routes within the site have been chosen:

N/A

(iv) how features which ensure the maintenance of access to the development in the future:

N/A.