



Robbie Roskell Architectural & Building Consultants Ltd

T 01308 861095 | E office@rrabc.co.uk | W www.rrabc.co.uk
Unit 3 Whitehart Yard, Hoghill Street, Beaminster, Dorset DT8 3AE

PROPOSED SINGLE STOREY EXTENSION AND DORMER WINDOWS
at
10 NUTCOMBE TERRACE
CHARMOOUTH
DT6 6NZ
for
Mr & Mrs A Harvey

DESIGN & ACCESS STATEMENT

20-105-DAS

This statement accompanies the planning application for the above, in conjunction with the scheme drawings 20/105/01, 02, 03 & 04, we set out below our considerations whilst assessing and preparing the application for the proposed development.

This application seeks consent for a single storey extension on the rear elevation of this terraced house and the construction of dormer windows.

The site falls within the Charmouth Conservation Area

Use:

The property would remain a single dwelling house.

Amount:

The increase in ground floor area would be 8m² and the structure would be single storey.

The dormer windows will allow the conversion of the roof space to create a third bedroom. Other buildings in the terrace have dormer windows.

Layout:

Nutcombe Terrace consists of three blocks of four terraced dwellings. No.10 is located in the middle of the northernmost terrace.

There is an existing single storey extension at present to the rear of the property and this will be incorporated into the new extension. The extension will provide additional floor area for the kitchen/dining room.

The staircase will be extended to provide access to the roof space third bedroom.

Scale:

The extension being single storey will appear as a subsidiary structure in relation to the terrace of dwellings.

Landscaping:

There will be no impact on the landscape setting of these dwellings. Due to the narrow width of the garden plots there is no opportunity to include any planting that would screen the development.

Appearance:

The extension will have rendered walls to match the existing house with a mono-pitched slate roof.

The dormer windows will be flat roofed with Cedar cladding to the sides.

Access:

There are no changes to access to the building.

Heritage Statement:

The site lies within the Charmouth Conservation Area but although the terrace and the extensive gardens associated with those properties are included there is little mention made in the conservation area appraisal of these buildings. That said the effect of extending No.10 will be very limited on the wider landscape setting and none of the recognised views or important buildings within the conservation area will be impacted by the development.

Summary:

This proposal is for a very limited extension which will have little visual impact in the area and will not detract from the residential amenity of neighbouring dwellings.



Rear elevation of property to be extended