



## Planning Statement

For

Extensions and alterations

Blackwater Hall, St Mary's Road, Creeping St Mary IP6 8LX



Prepared by Tim Moll Architecture Ltd

## **INTRODUCTION**

This planning statement accompanies an application for extensions and alterations to a dwelling along with the provision on a new vehicular access with parking.

The DAS has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for an extension and new access, some aspects such as the social and economic context are of limited applicability.

## **PLANNING HISTORY**

It is not thought that this dwelling has been the subject of a recent planning application. In 2013 an application was approved for an improved access which was implemented.

## **SITE ANALYSIS AND EVALUATION**

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

The site is within a flood risk zone 3. See the flood risk assessment that accompanies this application. Measures have been implemented in the design of the proposals to mitigate as much risk from flooding as possible.

## **PLANNING**

The proposal requires planning permission, as it falls outside permitted development parameters.

## **PROPOSALS**

The proposal is to demolish poorly designed and constructed elements of the house to the rear and to build a new two storey extension.

## **SIZE OF DEVELOPMENT**

The proposal is to demolish around 30m<sup>2</sup> of the house and the garage. The proposed extension has a footprint of around 80m<sup>2</sup>, therefore we proposed to add 50m<sup>2</sup> to the footprint.

## **LAYOUT**

The proposed layout provides internal alterations providing a family kitchen, utility, boot room, cloakroom and living room with a new master bedroom on the first floor.

## **SCALE**

The proposals have been designed to be modest in appearance.

## **LANDSCAPING**

The proposed new vehicular access provides a track / drive leading to a new larger parking area. The existing access is not ideal as it is necessary to reverse vehicles onto the highway and there is not space for more than 2 cars. The new arrangement shows an access with better visibility splays than the existing access and the new drive level will be raised to a level safe from flooding.

The main house itself will have a patio to the rear.

## **DESIGN**

The extension has been designed to be sympathetic with the existing house while not distracting from its design features. The extension is to be clad with black weather boarding over a red facing brick plinth. The new roofs are to be slate.

## **ACCESS**

Car provision. A new vehicular access.

Inclusive access - As this application is for a small extension, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is a risk from flooding. See flood risk assessment.