



# DESIGN & ACCESS STATEMENT

Application for the demolition of single storey room to the side of the existing property and erection of a single storey orangery to Plovers Moss, Tarporley Road, Oakmere CW8 2EP.

## APPLICATION

This application for Planning Permission is to demolish the side projecting single storey extension located towards on the side elevation of the dwelling. This is to be replaced with a timber framed orangery that will project out from the stepped rear elevation, measuring 11.7 metres and from the side elevation by 9.65 m, the height of the orangery will be 4 metres.

The alteration to the dwelling will allow the applicant to reconfigure his living space to create a room that will be better used by all members of the family and removes a structurally deteriorating area of the dwelling.

## THE EXISTING HOUSE

The existing dwelling is a large country house that sits in its own estate. The property is not listed and has no planning history that relates to the dwellinghouse.

The house is located away from nearby residential properties and access is via a long gravel driveway that leads to the A49 Tarporley Road.

## SPECIAL ISSUES & RECENT HISTORY

The necessity for the alteration to this property is driven by the structural deterioration of the room that is to be demolished, whilst managed at the moment, it is likely that significant maintenance issues will arise in the coming years.

## DESIGN & DETAILS

There is a need to respect the character of the house and its countryside setting. This property is screened from all sides by mature vegetation and cannot be seen from the public highway. It is not overlooked by neighbouring properties and thereby there are no amenity/privacy implications on neighbouring properties.

The property is a large building and despite the size and nature of the alterations replaces one structure for another without significantly increasing the footprint or overall massing of the house.

This application is submitted by virtue of the extension protruding more than 6 metres off the stepped rear wall. It should be noted that if it was pulled of the rear stepped elevation, it would be considered a side extension and permitted development.

The glazed character of the orangery gives a light transparent addition which, when viewed from afar, allows for the main house to dominate with glimpsed views through.

## ACCESS

No changes proposed to the vehicular access serving this property.