

R/12/069  
11 May 2012

## **DESIGN & ACCESS STATEMENT**

Reed Farm, Fen Lane, Thelnetham

Proposed Two-Storey Extension

### **1. Design**

Please refer to planning drawing D1 for the site location plan, existing and proposed plans and elevations.

#### **1.1. Use**

The property is a single, detached dwelling and is currently occupied by the applicant. The intended two storey extension will consist of a utility room on the ground floor and en-suite bathroom on the first floor.

#### **1.2. Amount**

The proposal comprises a single two-storey extension.

#### **1.3. Layout**

The proposed extension is to be built on the rear (South) elevation of the existing building.

#### **1.4. Scale**

The proposed extension is to extend 2.3m to the rear (South) of the existing building and the side (East/West) walls are to be offset 0.1m in from the walls of the existing building. The ridge line is to be dropped slightly from the height of the existing ridge line. Plans showing the relation between existing and proposed buildings are given on the accompanying drawing D1.

#### **1.5. Landscaping**

N/A - This proposal does not involve any landscaping measures.

## **1.6. Appearance**

- a) The proposed extension will alter the rear (South) elevation of the building. The appearance of the extension is to match the existing property.
- b) The side (East/West) elevations of the property will also alter in appearance following the proposed extension.
- c) The front (North) elevation will not be altered.

Details are given on the accompanying drawing D1.

## **2. Access**

There will be no change to vehicular or pedestrian access, which is deemed to be sufficient at present.

Prepared by:



**Caryn Lofthouse**  
for Adam Power Associates