

Design & Access Statement

1.0 The Site

- 1.1 The site is located on Rookery Hill in Rockland St Mary, Norfolk. Location as shown on the 1:1250 scale Location plan. As well as the 1:500 scale Block plan.
- 1.2 The property benefits from country view to the rear of the property (Facing North)
- 1.3 Large mature hedgerow strongly defines the existing border between 2 Rookery Hill its neighbours to the East and West.

2.0 The Proposal

- 2.1 The proposal is to demolish the existing single storey extension to the rear of the dwelling and construct a new 2 storey rear extension with single storey elements to the sides of the new extension.
- 2.2 Consideration of has been taken with regards to over-looking into neighbours properties/gardens. This has been delt with by introducing roof lights to the single & 2 storey elements of the extension.
- 2.3 The layout has been developed to enhance open planned modern living and give the family home a warm and comfortable family kitchen/dining area to enjoy.
- 2.4 Plans and elevations of the proposals can be seen on drawings: 'P0020_0020-ProposedFloorplans-S3-P2' & 'P0020_0025-ProposedElevations-S3-P2'

3.0 Planning Policy

- 3.1 2 Rookery Hill is not situated within a conservation area.
- 3.2 Previous applications along Rookery Hill (such as reference - 2019/1317) have determined that appropriately scaled home improvements are considered favourably by South Norfolk.
- 3.3 The proposals are to improve quality and flow of the dwelling.

4.0 Design Principles

- 4.1 The proposals are in keeping with the current design features of the property with the rear gable end featuring the same brick corbelling details as the existing dwelling.
- 4.2 A flat roof has been adopted to the east of the extension to enable natural light to the existing bedroom.
- 4.3 The proposed extension will not go any further/deeper into the rear garden than the current single storey extension, meaning the current building line of the semi-detached units will be unaffected.

5.0 Access

- 5.1 As suggested on the existing and proposed Location and Block plans, Access to the property will be via the existing driveway coming off Rookery Hill.
- 5.2 Resident access to the rear garden of the property will be retained.