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Design & Access Statement for proposed driveway extension and loft dormer at 1a Sanderling Ride, Burntwood, WS

1. SUMMARY

1.1 This design and access statement has been prepared to accompany the planning application for a proposed driveway extension and loft dormer to 1a Sanderling Rise, Burntwood, WS7 9NZ

2. USE

2.1 The proposed dormer will be used as bedroom space and the extension to the driveway will be used as storage/manoeuvring space

3. AMOUNT

3.1 It is proposed to add a dormer to the rear roof plane to facilitate larger bedrooms for a growing family. The dormer has been designed with a canopy/hipped effect rather than just a flat roof, to help it blend in with the existing dwelling.

4. LAYOUT

4.1 The extension to the driveway has been positioned to aid in manoeuvring on and off the drive, and to eliminate a pinch point between 1a Sanderling Rise and their neighbours at 1 Sanderling Rise.

5. SCALE

5.1 The proposed extension to the driveway would have an area of 35.4m²

5.2 The proposed dormer is designed to fit in with the existing Dutch hips to the roof, ensuring that it does not look overbearing in relation to the existing property.

6. LANDSCAPING

6.1 The extension to the driveway will have a tarmac finish to match the existing.

6.2 Although some bushes will need to be removed, there will still be trees and bushes between the new retaining wall and Bramble lane, minimising the impact on the local street scene.

7. APPEARANCE

7.1 The proposed dormer has been designed with a canopy/hipped effect rather than just a flat roof, to help it blend in with the existing dwelling. The materials used to construct the dormer would be chosen to match the existing property and therefore be in-keeping.

8. ACCESS

8.1 The proposed driveway extension will improve vehicular access to 1a Sanderling rise, making it easier to manoeuvre on and off the driveway.

8.2 The proposed driveway extension will also improve access to 1 Sanderling rise, reducing the pinch point between the two properties.

8.3 The neighbours at 1 Sanderling rise agree that this will be a useful addition to the property and fully support the application.

9. CONCLUSIONS

- 9.1 It is believed that the proposed loft dormer will improve the bedroom accommodation for a growing family whilst having minimal visual impact on the local area. It will only be visible from the rear of the property.
- 9.2 It is believed that the proposed driveway extension will improve access for both 1a and 1 Sanderling rise.