

# DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

For

Proposed single storey extension to the rear of the property

At

10 Bassett Street

Falmouth

TR11 2LN



*Front and side of property showing front door access and side access*

## **1. INTRODUCTION**

This Design and Access Statement has been prepared to accompany a house holder planning application for a proposed single storey extension located to the rear of 10 Bassett Street, Falmouth, Cornwall. The proposed extension will be built on top of an existing two storey section of the building.

Reference should be made to drawings that are accompanied to the Planning Application.

## **1. THE SITE**

The property is located to the northern end of Bassett Street and the junction of Frobisher Terrace. The property comprises of a semi-detached, end of terrace, three storey property, with a two storey rear extension. The principle front elevation facing south west onto Bassett Street and side access to the rear of the property via Frobisher Terrace. There is a single storey detached garage to the rear of the property, with gardens to the front and rear.

## **2. PROPOSAL /DESIGN**

The proposal is for a single storey rear extension to the property, converting the existing two storey extension into a three storey section. An additional Bedroom with an additional ensuite facility at first floor level.

### *USE, SCALE & LAYOUT*

10 Bassett Street has been in current ownership for close to 8 years and has been purchased and used as a family dwelling for this time. The current owners now have changed family circumstances that require the addition of a supplementary bedroom. This will facilitate the current owners to stay at the property and retain it as their current family home.

The proposed single storey rear extension is to be approximately 8m wide x 12m long to match the existing two storey section footprint. The proposal will incorporate a hipped roof to match/reflect the existing roof of the main house and has been stepped back as far as is practicably possible from the existing properties roof line.

The layout of the proposed extension/accommodation is principally as detailed on the accompanying drawings, with a new bedroom and ensuite created. The existing external covered path routed down the side of the property will remain as access to the garden of number 9. No changes to existing and current access are proposed.

### *APPEARANCE*

The extension is to be constructed of materials to match existing, with facing brickwork at low level to be rendered throughout, with all new elevations of the property re-rendered.

The new hipped roof will mirror the existing hipped roof of the property. With all new roof tile materials to match the existing. The roof level of the proposed extension has been dropped below and within the existing level of the main building's roof line. The new roof line will be stepped back from the existing so as not to detract or compete in scale or proportion with the main property.

The hipped end will also mirror the existing properties roof line.

All new windows will match existing in style and material.

The overlooking window on the adjacent wall with number 9 will be opaque glazed for privacy for both parties.

## **3. CONCLUSION**

The application seeks planning permission for a proposed single storey rear extension, which has been designed and are to be constructed in materials to be sympathetic to those of the existing house, in order to integrate the development visually with the existing surroundings. It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surrounding streetscape.



*Rear of property showing rear access and existing two storey. Flat roof extension*



*Side of property showing existing, two storey flat roof extension*



*Front of property on Bassett Street*