

## Design and Access Statement

Little Orchard, 60 Pettaugh Road, Gosbeck

### **INTRODUCTION**

The development is for the erection of a single storey rear extension. The site is a detached dwelling in a rural setting at the end of a rural road surrounded by agricultural land, with the exception of one dwelling located opposite. The site is shielded from the highway and its neighbouring dwelling with trees and hedgerows along all boundaries. The site is not EH Listed, nor is it on designated land.

A pre-planning application was submitted in November 2020 and the case officer was generally in support of the scheme in the response in December 2021.

### **DESIGN**

Based on the previously submitted plans (The current plans have not fundamentally changed in size and massing since the pre-planning enquiry), the extension is appropriate in its scale and layout, and comprises a single storey extension across the space between the two sections on the rear elevation of the existing dwelling. This is made possible by removing modern existing pitched roof dining room extension which extends back from the main house at a similar distance to the proposed extension. The siting of the proposal therefore fits well within the site and surrounding area and does not impact or compromise neighbouring amenity. The proposal is nominally 7.5m in width and 4.5m in depth, creating a space of approximately 34 square metres. The height of the proposed extension is nominally 3.35m. The connecting roof slightly higher than the existing adjacent eaves giving it a distinctive character and maintains the integrity of the existing large rear facing gable to the right of the extension as viewed from the garden.

The submitted plans show the walls of the proposal largely constructed of glass to create a garden room which maximises the benefit of the views over the rear garden and farmland. This, in conjunction with flat rooflights maximise on borrowed natural light into the existing living and dining rooms in the original main house.

The mostly solid roof of the proposal removes the existing hip roof. It will be replaced with a shallow pitch single ply membrane or fibreglass roof and will be hidden from the ground level visibility.

Trees and hedgerows are in abundance between the proposed extension and the rear boundary. Views of the proposed extension will be shielded from both the existing planting on the highway and the existing house.

The eaves on the proposed extension are deliberately set higher than the original dwelling house to achieve a more comfortable juxtaposition and deliberate visual change between the new form and existing mixture of roof forms and heights, some original and some later additions.

### **HIGHWAYS, ACCESS & PARKING**

The guidance states that space around buildings shall meet all necessary requirements for amenity, play, social and movement and this proposal does not impact on the generous outside amenity provision at all. The parking is unaffected by the proposal. The property is provided with a generous amount of vehicle access and on-site parking.

Local Plan policies T09 and T10 set out the requirements for parking standards and highway considerations in development. The use of the proposed extension is for increased living space in the form of a garden room. The proposal therefore does not create another bedroom and so does not create any additional parking need. Furthermore, the proposed extension would not displace an existing turning or parking space nor would it intrude into any areas required for safe highway visibility.

### **RESIDENTIAL AMENITY**

The site is in a rural countryside setting with one neighbouring dwelling to the west, no neighbouring dwellings to the east, and existing planting along the boundary where the fenestration of the proposal faces. The proposed extension would not dominate any neighbouring boundary. Further to this, with only one neighbouring dwelling to the west, there would not be any loss of daylight to any key amenity areas of neighbouring dwellings from the single storey extension, nor would there be any overlooking of key private amenity areas of neighbouring properties.

Therefore, by way of scale, siting, form and location, there is no impact on neighbouring residential amenity.

## CONCLUSION

The principle of erecting a single-storey rear extension has been assessed under Local Plan policies H15, H16 and H18 and the NPPF. The policies protect residential amenity and ensure the environment is maintained and enhanced with consideration of the existing landscape and design of the local area. Local Plan policy H18 forms the policy basis for the erection of extensions to existing dwellings. The proposal is comparative in scale with the existing architectural elements, and the contemporary design and contemporary palette of materials compliment that of the existing dwelling, it will not negatively impact the amenities of neighbours or the character of the area, and will not result in over development within the dwelling's curtilage. Based on the explanation above we maintain that the proposal meets all necessary criteria for compliance of policy and design and trust it will be considered acceptable and approved accordingly.



Scott Mortimer (RIBA)

14 April 2021