

## **DESIGN AND ACCESS STATEMENT**

Planning Application for


### **1st Floor Addition**

15 Newtown Road, Ilave, BN3 6AA

## **INTRODUCTION AND BACKGROUND**

The existing property is a three level end-of-row terrace house on the North side of Newtown Road. There is a 4.25m gap before the start of the next row of houses, and this space provides off-street parking for nos.15 & 15A Newtown Road, and gives access to their rear gardens. In the garden of no.15 is an existing garage which has planning permission (13112020/02347, granted 19<sup>th</sup> October 2020) to convert into a home office, with a ground floor connection to the main house.

## **PROPOSAL SUMMARY**

 proposing that the permitted ground floor office now be used as a bedroom, and a new room created for an office on the 1<sup>st</sup> floor above it. Consequently, before he starts construction on the permitted works, he is making this application to enlarge the scope of the original application.

This submission is, in effect, a revision to the previously approved application, and it makes virtually no change to the permitted plans at ground floor level. It simply adds a 1<sup>st</sup> floor room above the permitted works. The ground floor will become a bedroom, the office will be moved to the level above, and the two will occupy the same footprint.

## **DESIGN CONSIDERATIONS**

Please note that although the previous application works have not yet started, the plans in that submission are being treated as the base (existing) condition for this current application. The attached "existing" drawings are therefore the same as the proposed plans for the last application.

The main concern for this addition is the impact it will have on the immediate environment and in particular, the impact on the streetscape. As the closest part of the addition can only be seen through a 4.25m wide gap (the shared accessway between nos.15 and 15A), and it will be set well back (16.7m) from the kerb line of Newtown Road, we believe the impact on the street will be minimal. This view will, in any event, only reveal a 1.7m part of the new 1<sup>st</sup> floor wall, which will match the height and finish of the two existing 2-storey

buildings beside it. There will not be any change to the view along the street, nor will there be any loss of amenity for the street as a whole.

Regarding the impact on the neighbours, care has been taken to keep the height and form of the proposal consistent with the buildings immediately adjacent to it. The buildings that are closest to it are the two 2-storey additions of nos. 15 and 15A, and these both have flat roofs, concealed drainage, and painted cement rendered walls. The proposed 1<sup>st</sup> floor addition will match the existing roof parapet levels, have the same concealed drainage detail, and match the wall finish of the old additions.

There are no windows on the west and north sides of this proposal and so there are no issues of overlooking of neighbours on those sides. There are windows proposed for the east façade, but the neighbour on this side has no objection to them.

The owner has already discussed this proposal with each of his three contiguous neighbours. The neighbours to the east (no. 13 Newtown Road) and west (no. 15A) have no objections and the neighbour to the north (on Hartington Villas) also has no objections, but has made a request that the north-facing wall of the extension be cement render to match the existing house. You will see that his request has been incorporated into the submitted drawings. Written statements of approval from the neighbours are available.

This application will add 16m<sup>2</sup> to the area of the previous planning application, but will not cause any increase to the site coverage.

## MATERIALS AND FINISHES

The ground floor of this application is the same as the ground floor of the previous application and the exterior materials and finishes will be the same. The 1<sup>st</sup> floor addition will match the adjacent existing 2-storey buildings which is painted cement render.

The windows will be white UPVC and the roof will be grey painted fibreglass.

## ACCESS

There will be no change to the vehicular access to the street.

Pedestrian access to the ground floor of the proposed extension will be level, and at the same level as the existing ground floor.

## ENVIRONMENT

There are no trees (on or off the site) that will be affected by the proposed building works.