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DESIGN AND ACCESS STATEMENT

PROPOSED RESUBMISSION OF PA18/02611 FOR FRONT PORCH, UTILITY ROOM EXTENSION & EXTENDED DECKING (INCLUDING WATER FEATURE) AND REDUCTION IN GROUND LEVEL TO PROVIDE ADDITIONAL PARKING TO INCLUDE A PITCHED ROOF OVER THE UTILITY ROOM EXTENSION TO FORM A GABLE AT 24 NORTH PARADE, FALMOUTH, TR11 2TD FOR MR & MRS HYSLOP

SITE

The application site comprises of a detached dwelling with front & rear amenity area and off-road parking with planning consent for a front porch, utility room extension and extended decking with water feature and reduction in ground level to provide additional parking.

USE

The existing and proposed use will be a family dwelling.

AMOUNT OF DEVELOPMENT

The amount of development consists of the construction of a pitched roof over the new utility room extension to form a gable.

LAYOUT

The layout is clearly illustrated on the accompanying plans.

LANDSCAPING

Landscaping comprises mainly of hard surfaces, timber fence boundary treatments. The new decking amenity area will be constructed from tantalised timber.

APPEARANCE

The external finishes on the extensions will be to match those on the existing property.

ACCESS

No changes are proposed to the vehicular access. The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

DRAINAGE

The roof surface water will discharge to the existing system. No changes are proposed to the existing foul drainage.

CONCLUSION

The proposed extension will have no adverse impact on neighbours or their amenity. The new pitched roof to the utility room extension will improve the look of the building.

We therefore consider your Council should reasonably grant conditional planning consent.