

## **DESIGN AND ACCESS STATEMENT**

roof

**PROPOSED INSTALLATION OF [REDACTED] WINDOW, REMOVAL OF CHIMNEYS. NEW DORMER AND BALCONY/PATIO AREA TO THE FRONT AND INSTALLATION OF PATIO DOORS. CARPORT EXTENSION & FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE TO FORM HOME OFFICE. IMPROVED PARKING/TURNING AREA, INSTALLATION OF PHOTOVOLTAIC PANELS AND INTERNAL ALTERATIONS INCLUDING WOOD BURNER WITH NEW FLUE AT LYNDU, NORTH CORNER, COVERACK, TR12 6TG FOR MR & MRS KEARSLEY**

### **SITE**

The application site comprises of a detached dormer bungalow with garage and parking area located on a sloping site located between similar properties.

### **USE**

The existing and proposed use will be a family dwelling.

### **AMOUNT OF DEVELOPMENT**

The amount of development consists of installation of [REDACTED] window, removal of chimneys. New dormer and balcony/patio area with new patio doors. Carport extension and first floor extension above existing garage to form home office. Improved parking/turning area. Installation of photovoltaic panels and internal alterations.

### **LAYOUT**

The layout is clearly illustrated on the accompanying plans.

### **SCALE**

There will be no increase in the footprint of the building. There will be no increase in height of the existing dwelling. The garage will increase in height by 2.8m.

### **LANDSCAPING**

All existing boundary treatments will be retained. The existing drive is to be improved and increase in size.

***APPEARANCE***

We consider the proposed works will enhance the existing elevations which currently is dominated by a huge uninteresting roof.

***ACCESS***

The vehicular access parking and turning area is to be increased in size and surfaced with material to match the existing. The pedestrian access into and within the property will be in accordance with the relevant approved documents of the Building Regulations.

***DRAINAGE***

No changes are proposed to the existing foul drainage or surface water drainage.

***CONCLUSION***

The proposed works will enhance the appearance of the building. The proposed extension will have no adverse impact on neighbours or their amenity. The extension will improve the accommodation within the building. The provision of the home office will contribute to the reduction of carbon emissions by reducing the number of vehicular movements from home to the place of work. The photovoltaic panels will also provide a huge reduction in the consumption of electricity this also reducing the carbon footprint.

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