

PLANNING, DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A

Planning Application

FOR

A single storey side extension, cladding to existing walls, a dormer window and extended boundary wall

AT

**Corner Cottage,
2 Hareway Lane,
Barford,
CV35 8DB**

FOR

Mr J. Pilling

April 2021

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Corner Cottage as seen from Barford Hill / High Street

1 SITUATION AND ASSESSMENT

Barford is a village that is about three miles south of Warwick and to the east of the A429 Barford Bypass.

Corner Cottage is a detached dwelling that is at the southern part of the junction of Hareway Lane, Barford Hill and High Street. The dwelling comprises a two storey height Entrance Hallway which provides access to the Lounge/Sitting Room and separately to the Kitchen via a step down. Both the Lounge and Kitchen access the Dining area which in turn provides access to a small Utility and Downstairs WC. There is a lean-to Porch to the rear which provides access from a gated boundary wall. At the First Floor are three Bedrooms, one with an Ensuite and a Family Bathroom.

The dwelling is constructed in facing and painted brickwork with both white painted and stained timber doors and windows and plain clay tile roof pitches.

It is proposed to relocate the existing Kitchen for a Home Office and swap over the Lounge / Sitting Room space within a single storey side extension and to add timber cladding to the rear gable forming the Home Office and Bedroom 2 above. Finally a matching dormer window is proposed to the Bedroom 3 and the existing brick boundary wall to the High Street is proposed to be extended.



Corner Cottage

As seen from the driveway, the proposed single storey side extension is to the right, the painted brick gable is proposed to be covered in timber cladding and the brick boundary wall is proposed to be extended on the left.

2 ANALYSIS

Constraints

The dwelling is within a Conservation Area, but not within Green Belt and there are no Tree Preservation Orders on the site, though tree works require approval.

Opportunities

A single storey extension will remove some level changes and improve the internal layout and access to the garden. A larger single storey side extension was withdrawn in 2019 by the previous owner, however, the Planner noted that an extension that was the same width as the gable would be supported.

Planning history (other than tree works)

- W/19/0615 Erection of a single storey side extension and a first floor gable extension (withdrawn)*
- W/99/1463 Erection of a detached car port and 2m high screen wall (approved)*
- W/97/1460 Erection of a 2 storey kitchen/bedroom extension after demolition of porch (approved)*
- W/88/1426 Erection of a first floor bedroom extension at the rear (approved)*



Position of the new dormer window is at the back of the property, facing the neighbours front garden

3 PROPOSALS

A larger single storey side extension by the previous owner was submitted in 2019 and the Planning Officer confirmed that the extension was too large and should be reduced to a width to respect the form of the existing property with the Conservation Officer requesting that the extension only extended off the gable feature. This did not provide the previous owner with a home they wanted and it was sold to the Applicant.

The Applicant wishes to reorganise the ground floor to provide a larger Kitchen / Dining area to provide a Home Office and relocate the Lounge Sitting Room within a new smaller single storey extension than that which was withdrawn in 2019 with the previous owner.

The extension is proposed with rendered walls and a matching roof. Separate to this, the existing rear gable forming the now Home Office and Bedroom 2 is proposed to be covered in timber cladding as a contrast to the retained painted brick and rendered extension and a matching dormer is proposed to Bedroom 3 on the first floor.

Finally, the existing brick boundary wall is proposed to be extended along the High Street to the driveway access.

4 ACCESS STATEMENT

Apart from the proposed Home Office floor being raised to remove the existing internal step, the existing external and internal levels are unaltered with the proposed changes, with the ground floor level being extended for step free access inside.

5 ENERGY STATEMENT

The proposed extension and new cladding over the existing walls will improve the existing fabric as it will exceed the current Building Regulations, being in line with the changes to the Thermal Regulations from April 2014.

The new external walls, floor and roof shall be insulated to the current Building Regulations, with walls constructed in insulated cavity wall insulation.

6 WATER STATEMENT

Surface water

The proposed extension will collect roof rainwater via water-butts located on the patio for immediate use within the garden with the outfall discharging to a soakaway. There is an abundance of foliage and level lawns to the rear garden areas and there are no issues regarding flooding within the site.

Foul water

There is no increase in drainage with the proposals only relocating the existing functions.

7 ECOLOGY STATEMENT

We saw no evidence of bats or otherwise during the survey carried out in March of 2019 and no bat survey being required at that time and only a dormer window was proposed to the first floor now with the single storey side extension being wholly subservient to the existing dwelling, connecting to a brick gable.

We would anticipate no more than a standard Planning Note in this case, which requests that should any bats or nesting birds be found, then the applicant would employ an Ecologist who would contact Natural England if required at that time.



Position of proposed single storey side extension is from the existing gable feature

8 STATEMENT OF SIGNIFICANCE

Listed building

The nearest Listed dwelling is 22 High Street and will be unaffected by proposals, being too far away.

BARFORD High Street

(south side)

15/63

No 22

-

GV II

Circa C17 timber-framed cottage with painted render infill panels. Steeply pitched plain tile roof. One storey and attic. At ground floor one 2- and two 3-light casements with leaded panes. Modern plank door with tiled hood supported on struts. Above entrance door a gabled dormer of three lights with leaded panes. One modern brick chimney stack projects from east gable.

Listing NGR: SP2744861140

Conservation Area

The dwelling is within a Conservation Area and the subservient extension cause no harm to the setting, with a small dormer window as well as a single storey side extension on the opposite side of the house to the road, so they will not be easily seen.

Prepared by Brock Charles Architects
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