

**Design and Access Statement
August 2021**

3 Kings Road
North Luffenham
LE15 8JH

For and on Behalf of
Mr and Mrs Smith

Householder Planning Application

Proposal

The proposal consists of a two storey extension to the front of a dwelling at 3 Kings Road, North Luffenham.

Existing Site

The existing site for the proposal is at the front of the property within the existing garden.



Existing Front Elevation of 3 Kings Road

It is understood that the property has not been the subject of any previous planning applications.

Use

The house is currently a single dwelling and will continue to be used as such following the proposed works.

Amount

There will be an increase in the floor area (GIA) of the dwelling of 43.8m², following the works.

The amount of development is proportionate to the scale of the house.

Layout

The extension will be situated in an area of the existing front garden which is currently underused. The rear garden is not of a significant enough size or layout to accommodate a rear extension and, if developed on, would minimise the amenity space of the dwelling. The proposed extension will, first and foremost, create an additional first floor bedroom with ensuite. The ground floor will be reconfigured to create a larger living room and additional snug. Additional cloaks storage will also be created along with a more practical ground floor WC. These are all required by the current owners for their growing family.

Scale

The proposed works will be in keeping with the scale of the existing house both on plan and in elevation and, as previously mentioned, the extension is considered proportionate to the floor plans. New openings relate, in scale, to existing openings within the house.

Landscaping

The new extension will be constructed over a lawned part of the front garden. New landscaping to the front of the house, following the works, will include an area of block paving to create an additional car parking space.

Appearance

It is proposed that the new extension will be finished in painted sand cement render at ground floor level and timber cladding at first floor level. This will differentiate this new element and express it as an extension to the original house.

Access

Pedestrian access will be retained to the front of the property by a single pedestrian door.

It is proposed a further dropped kerb will be installed to allow easier vehicle access to an additional parking space which will be created. An application will be submitted by the applicant for a dropped kerb to aid this following a positive planning decision.

Conclusion

The proposal, forming this submission, has been carefully considered to create a larger, more useable and practical layout to the existing dwelling whilst also being sensitive to the original form and materials of the house and its surroundings. Based on this we trust that this application will be looked on positively.

Jon Richards Architectural Design

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