

Design & Access Statement

10 Blockhill Cottages Kirby Road Trowse Norfolk NR14 8RP

Proposal Single storey kitchen/bathroom extension/ alteration to rear of existing cottage

Background

This application is alter and extend an existing extension to the rear of the main body of the cottage

The applicant's house sits within the Trowse and Newton Conservation Area

10 Blockhill Cottages is part of a terrace of houses and has adjoining houses on both sides. The terrace has an Article 4 direction affecting the front elevations and land to the fronts of the houses. The proposed extension would slightly enlarge the dwelling house but is mainly in the footprint of the existing brick and lean to extension.

Proposal

The alterations proposed for the single storey brick and tile lean to extension have been designed to have minimal impact on the conservation area, and minimal impact upon the residential amenity of the immediate area whilst allowing the applicant to remove a poor quality lean-to structure and replace it with a more sustainable structure.... particular in terms of the built fabric and its ability to reduce reliance on fossil fuel for heating

Existing lean to be replaced as part of proposal



The design and the materials chosen look to reflect the fabric of the host building and be in line with similar projects already approved in the immediate location

In terms of designthe scale, form, and choice of materials and overall design details are looking to be in keeping with the existing dwelling and other dwelling houses in the vicinity, the development will not be visible from the front and will not be readily visible from the public highway to the rear due to distance and fencing

This proposal looks to retain adequate private amenity space both for the host house and the immediate neighbours... No 11 Blockhill and No 9 Blockhill will not be impacted by any loss of light. The single storey scale of the building with no side windows (save roof lights) should mean that there is no additional overlooking potential created by the proposal.

Conclusion

This proposal is in line with others already completed in the location and is looking to respect the nature and look of the terraceIt is looking to be in keeping with the property and looking not have an adverse impact on the amenity of either the immediate neighbours or the wider area, and should not affect the character or appearance of the conservation area

Precedent

In recent years both adjoining properties have undertaken similar extensions

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