

DESIGN AND ACCESS STATEMENT

Mr A Brown

Single storey lean to extension and external works

to

No.1a Orchard Drive

Otterton

EX9 7JL

This design and access statement should be read in conjunction with Expedite's drawings attached.

the application site

The application relates to No.1a Orchard Drive which is located off the main link road through Otterton, EX9 7JL within development boundaries of the Village, but not within a Conservation Area. Mature hedging, boundary fencing with set back properties frontages characterise the roadside boundaries and the existing house remains relatively secluded.



relevant planning history

The site sits within an Area of Outstanding Natural Beauty, as identified on the Otterton Urban Inset map, the site is within the built up area boundary. It can be confirmed that the site is not within any flood zone and the site has no other relevant planning designations.

The site benefited from the following planning approval's

7/38/94/P16089/00004 – Single storey side extension,
100166/FUL – Change of use of single dwelling into two dwellings.

the existing building

The existing semi-detached property sits on a site measuring approximately 240sqm.
The existing property is arranged over two stories and includes 3no. bedrooms, Kitchen / dining and Living room.

Externally the property has off street parking area and gardens to the front, side and rear.



the application proposals

The proposal is to create additional living accommodation by constructing a new single storey side extension, forming entrance porch and wet room that will facilitate an internal remodelling exercise.

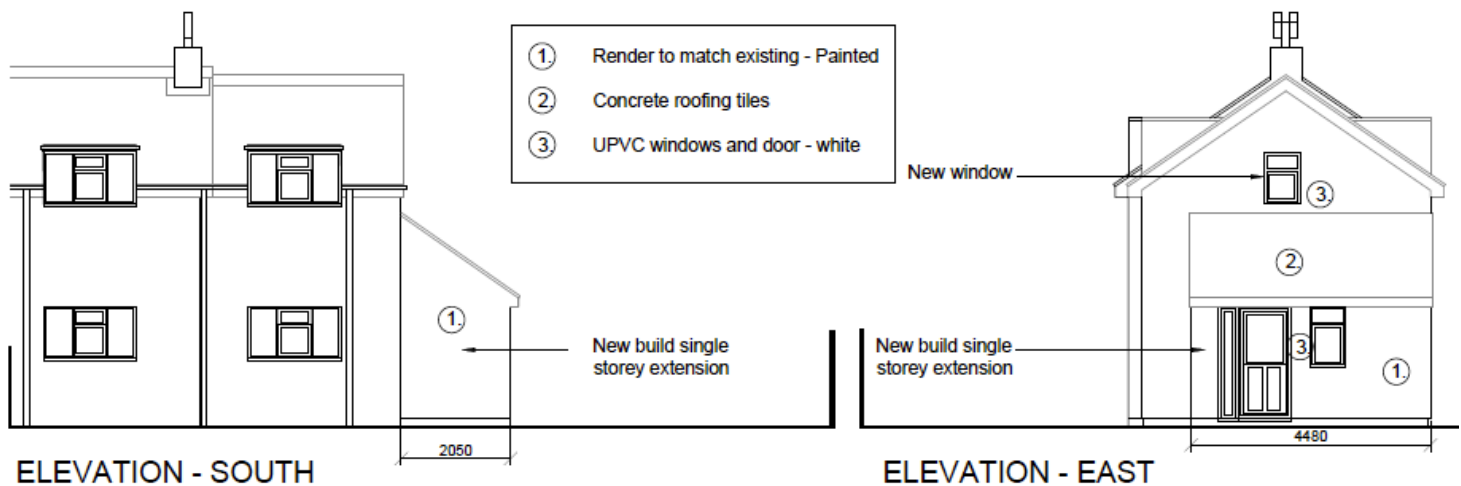
The scheme will undertake works that will improve the existing building and create a property that will genuinely look to enhance the site and wider vernacular.

Impact on ANOB

The application site is located within the built up area of Otterton Village, where the principle of extending existing properties are considered appropriate and compatible with the surrounding residential area. The proposed footprints are commensurate in the area and the site will remain relatively secluded from roadside views, with no formal pavement in play, as such, the form and massing being proposed will be acceptable subject to considerations of the size and scale of the proposals.

scale

The new build extension helps to balance the semi-detach proportions, and in keeping when viewed in wider street scene. The extensions have no impact on the dwellings' amenity area.



access statement

Primary access to the property remains as existing, with the main front door remaining as is on the east elevation. The new access porch will be created leading to boot room and wet room area and will meet the requirements laid out in Building Regulations approved document part M.

soft landscaping

Neighbouring trees and on site dense boundary vegetation will be appropriately safeguarded. The scheme has been sensitively designed and laid out to ensure that the site retains its general secluded character and will look to enhance with additional landscaping planting to suit.

conclusion

The proposed works have been carefully designed to enhance the dwelling, consummate with the scale and proportion of the site. The scheme looks to a traditional form that will compliment and enhance the street scene of Lea Road retaining current secluded characteristics.

The proposed layout utilises the existing vehicular access to the site, there will be no impact on separation distances to adjacent properties and will not overshadow any adjacent neighbours.

Andrew Aust RIBA

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