



STEVE HUCKSTEP ARCHITECTS

DESIGN & ACCESS STATEMENT

PROJECT: Side & Rear Extensions
Araucaria
The Green
Duloe
Liskeard
Cornwall
PL14 4PW

CLIENT: Louise Ravelli

DATE: September 2021

REFERENCE: 1010/3a/SH

REVISION: 3 Revised for Side & Rear Extensions

1.00 INTRODUCTION

- 1.01 This statement is produced in support of the householder planning application for the construction of a new side & rear extensions at Araucaria, The Green, Duloe.
- 1.02 Read this statement in conjunction with Steve Huckstep Architects drawing numbers 1010/200, 201 & 202.

2.00 BACKGROUND

- 2.01 Araucaria is a detached house located on The Green in the centre of the village of Duloe. The house is situated on an end plot in it's own grounds, with the rear of the site overlooking open fields. It does not match the design of any of the houses nearby.
- 2.02 The existing accommodation comprises:
- Living room, kitchen/diner and cloakroom at ground floor
 - Three bedrooms and a bathroom at first floor
 - The attached single storey garage which was extended and converted to two bedrooms in 2016.
 - A rear single storey living/dining room extension which was added in 2018
- 2.03 The applicant has a growing family, and is seeking to enlarge the existing accommodation to reflect their needs.

Photographs of Existing





3.00 PROPOSAL

3.01 Scope Of Work

The proposal is to:

- Construct a new first floor bedroom extension above the living/dining extension completed in 2018
- Construct a new single storey ensuite bathroom extension adjacent to the converted and extended garage

3.02 Impact On Neighbour Amenity

The immediate neighbouring house on the east side (Meadow View) is constructed further back on it's site from the general building line of the rest of the row of houses fronting The Green. It is well screened from the site of Araucaria, and is surrounded by high hedges. The proposed rear elevation of the new extension to Araucaria, does not extend beyond the existing rear elevation of Meadow View. There is no neighbour on the west side of Araucaria, nor to the rear.

The new proposed extensions to the rear of Araucaria therefore have no impact on neighbour amenity.

3.03 Materials

The new extension will be constructed with painted sand and cement rendered elevations, and the remainder of the materials to match existing.