



# IAN ELLIS LIMITED

Surveyor. Planning and Building Surveying Services.

## DESIGN AND ACCESS STATEMENT.

<b>Application</b>	<b>Planning Permission Application.</b>
<b>Description of work</b>	<b>Proposed two storey and single storey extensions and alterations including rendering works. Installation of solar panels to South Elevation.</b>
<b>Location</b>	<b>The Old Orchard, Tong. TF11 8PW</b>

### **BUILDING HISTORY AND BUILDING DESCRIPTION**

The dwelling is a detached building.

The dwelling has an attached garage with pitched roof, the front part of the dwelling has a flat roof; to the rear is a large conservatory.

The dwelling has facing brickwork walls with plain tile pitched roof covering.

### **LOCATION**

The site is just located within the boundaries of Tong Conservation Area.

The village has a mixture of other buildings of differing ages, size and construction.

### **PURPOSE OF DEVELOPMENT**

To carry out a building works to provide improved living accommodation and to improve the overall appearance of the site. Install solar panels to South Elevation garage roof to improve the energy efficiency of the building.

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**Director: Ian Ellis BSc**

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## **STATEMENT AND CONCLUSION**

The property was given planning permission for a two storey extension across the whole of the front of the dwelling and included some rendering works within the scheme.

Planning application BR/APP/FUL/08/0910 was approved on 13<sup>th</sup> March 2009.

The scheme was not built and this scheme replaces the approved project as the applicants feel this offer much needed and improved accommodation for their use and enjoyment.

The drawings submitted show the extensions and external changes.

The proposal for the walls are to carry out rendering works and also to incorporate a low level facing brick wall topped with plinth brick course. Another improved design detail is the proposed facing brick chimney on the North elevation.

No trees or hedges are proposed to be altered as part of the works.

The extended dwelling is approximately 7.2m from the highway and is considered set back sufficiently not to have any adverse affect to the streetscene – indeed the revised scheme is considered an improvement to that previously approved.

The position and the nature of the proposed works are such that there will be no detrimental impact on any adjacent owners.

The rear extension replaces the conservatory structure and once built will still allow adequate rear garden space for the applicants' enjoyment.

Full details of the proposed and existing details are shown on the submitted plans.

All work will be fully compliant with the Building Regulations.

Access – the building will be accessed from the existing entrance onto the site and via the new entrance door.

Access for emergency vehicles to this building will also be via the existing arrangements onto the site and via the new entrance door.

There remains ample room for bin storage on the site.

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