

# **DESIGN AND ACCESS STATEMENT**

## **Single storey rear extension**

### **Lilac Cottage High Street Longborough GL56 0QE**

#### **INTRODUCTION**

The property is a 3 bedroom terraced conversion of a stone building situated in a small complex of barn and cottage conversions off of High Street Longborough.

The property is bordered by Barn Cott to the west, High Barn to the east and to the north by Moreton House.

#### **PROPOSAL**

The proposal is to construct a single storey extension to the rear elevation off the kitchen/dining room to provide a larger dining/sitting room from which to enjoy the rear garden.

In order to reduce the impact of the extension it is proposed to construct a flat roof and to incorporate two flat glazed roof lights to assist with light into the existing areas of the kitchen/dining area. The overall height of the new extension will be approximately 2.8 meters.

The width of the new extension will span the width of the plot and will itself create a boundary. The new extension on the Barn Cott boundary will be approximately 100mm inside the line of the current boundary wall to allow for fascia boarding etc.

It is proposed that this extension will be constructed in conjunction with an extension to the neighbouring property to the east at High Barn. A planning application for a single storey rear extension to High Barn was submitted on 15<sup>th</sup> October 2021 and we would be grateful if the officers would take due account of the proposal at High Barn when accessing this application.

The length of the extension has been designed to match the length of the extension at High Barn and will be approximately 4.5 meters from the current rear wall of the property.

#### **ACCESS AND PARKING**

The access and parking is not affected.

## **IMPACT ON NEIGHBOURS**

### **The neighbour to the north – Moreton House**

There should be no adverse impact to this neighbour.

### **The neighbour to west – Barn Cott**

There is a large natural stone wall between the properties positioned on the boundary line. This wall is approximately 2 meters above the height of the patio slabs/internal floor level of Lilac Cottage and approximately 2.3 meters long extending into the rear garden. Beyond the stone wall is a 1.8 meter high timber fence which extends a considerable distance along the boundary.. The overall height of the new flat roof extension will be approximately 2.8 meters. It is therefore anticipated that the roof will not project more than approximately 800mm above the existing stone wall height. This should not be overbearing on the neighbouring property.

### **The neighbour to east at number – High Barn**

As previously stated, a single storey rear extension to High Barn has been submitted for planning consideration. The drawings submitted with the High Barn application show that there will be no adverse effect to the private amenity space to either property if both extensions are approved.

## **IMPACT ON THE STREET SCENE**

There is no impact on the street scene.

## **JUSTIFICATION**

The extension has been designed with proposed extension to High Barn in mind and with due appreciation of the property to the west at Barn Cott.

We hope the officers will be able to support this application.