

DESIGN & ACCESS STATEMENT for Householder Planning Consent

19 Merlewood, Dickleburgh, IP21 4PL

Proposed New Front and Rear Extensions

1. Introduction

The property is located on Merlewood in the town of Dickleburgh in South Norfolk. While the centre of Dickleburgh is designated as a Conservation Area, Merlewood is located near the eastern edge of the town and is outside the boundary of the Conservation Area.

The property is a 2-storey, link-detached dwelling house of masonry construction. It has facing brickwork and a pyramid-hipped, tiled roof. It was constructed c. 2000 and is typical of the houses within the vicinity.

The property has rear and front gardens, with a parking area at the front leading to the integral garage at the side of the property.

The proposals aim to increase the amount of living space within the property.

2. Design

2.1. Use

The property is a dwelling. The proposals will not affect the current use of the building.

2.2. Amount

The proposal includes demolishing the existing front porch/entrance with an internal floor area of approximately 3.0m², and replacing it with a single-storey extension with an internal floor area of approximately 17m².

The rear extension will increase the internal floor area by approximately 15m².

2.3. Layout

The front extension is to extend into the front garden, while the rear extension extends into the rear garden, and will connect the garage with the inside of the house.

2.4. Scale

The proposed extensions will significantly increase the footprint of the ground floor, whilst keeping the first floor unaltered. This provides the required extra living space in the house, whilst retaining reasonable sized front and rear gardens.

The rear extension will extend almost the full width of the house, and will extend into the rear garden by approximately half the length of the existing garage. The eaves level of the lean-to roof is to match that of the existing flat roofed garage.

The front extension will have the same eaves and ridge level as the existing porch, whilst taking advantage of the size of the front garden to extend further outwards. It is wider than the existing porch, but only by around 650mm.

2.5. Landscaping

No landscaping measures are included in the proposal. The foundation design for the rear extension will be designed so as not to damage the Yew tree, which is under a Tree Preservation Order.

2.6. Appearance

The materials proposed for both extensions are red facing brick with a concrete tile roof and white uPVC windows and doors, all to match the existing property. Above eaves level, the extensions will be clad with white uPVC boarding to match the current porch extension.

2.7 Design Principles

The proposal has been designed to be sympathetic to the existing building, and its neighbouring properties.

3. Access

The proposal will not adversely affect either vehicular or pedestrian access to or around the site.

4. Photographs



Figure 1: The front (West) elevation of the property, showing garage to the left and the single-storey porch to the right, which is to be replaced with a larger extension.



Figure 2: The rear (East) elevation of the property, showing the existing garage to the right. The new extension will start from the side wall on the left and run parallel to the house until it meets the garage wall on the right.