

## ***Barrie Williams Design***

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# **DESIGN AND ACCESS STATEMENT**

## **ERECTION OF SINGLE STOREY REAR EXTENSION 12 FAR LANE, COLEBY. LN5 0AH**



View of north facing elevation from garden

**3<sup>rd</sup>. December 2021 – AB/COL/DAS**

This document has been produced in support of an application for Planning Permission for the erection of a single storey rear extension to a link detached dwelling on Far Lane, Coleby.

Number 12 is located towards the end of Far Lane in the north western corner of the village of Coleby.

Numbers 12, 12A and 12B were approved for development in 1988 under N/19/61/88 and comprise a linked block of three dwellings fronting onto the northern side of Far Lane with garaging and garden areas to the rear.

Number 12 is at the western end of the block and comprised of a two storey dwelling constructed in red brick with Lincolnshire limestone to the south and western elevations under a red clay pantile roof.

The immediate area is characterised by two storey properties located close to the roadside.

The property is located in the Coleby Conservation Area.

The proposals allow for the addition of a single storey extension to the existing north facing lounge area adjacent to the boundary with number 12A. The land immediately adjacent to 12A is private driveway serving a double garage further back on the boundary.

The extension will be a single sun room with access to the northern garden area and the western parking/patio area.

The roof is to be pitched and finished in clay pantiles to match the house with two high level rooflights on the eastern roofslope to catch the morning sun.

The extension is to be constructed in Lincolnshire limestone with red brick quoins and detailing as the main house.

In conclusion the extension is in a form and materials to match the existing house, does not impact on neighbours privacy or availability of natural daylight. The extension cannot be seen from public viewpoints and does not have any detrimental effect on the Coleby Conservation Area.



View of property from Far Lane