

**SUPPORTING**  
**'DESIGN AND ACCESS' STATEMENT**  
**FOR EXTERNAL ALTERATIONS AND EXTENSION**  
**AT**  
**'3 THE GRANGE, WORCESTER PARK, SURREY, KT4 7DJ**



## **INTRODUCTION**

This statement has been prepared in accordance with the requirements of section 42 of the Town and Country Planning and Compulsory Purchase Act 2004 and the guidance set out in Circular 01/2006. Paragraph 77 of Circular 01/2006 states Design and Access Statements should be concise and their length and context should be directly proportional to the scale and complexity of the proposal. This document also incorporates a Heritage Statement. This Statement seeks to explain;

- (a) the design principles and concepts that have been applied to the proposed development;
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development has taken that context into account.

## **DECISION MAKING**

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise. Section 70(2) TCPA 1990 provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") provides:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

## **BACKGROUND TO PROPOSAL**

The application property is an existing bungalow which is being adapted for a person with a disability. The proposed works are intended to enable the existing property to be adapted to meet with the needs of the applicant. The property would be retained as a family dwelling. This application has been submitted following recent discussions with the local planning authority.

This proposal seeks to improve the appearance, layout, and design of the application building and ensure the local setting continues to be protected.

## **APPLICATION PREMISES AND SITE**

The application premises currently a detached 3no. bedroom dormer bungalow set back within The Grange. There is a separate ancillary building at the rear of the property, used as a storage Garage. The immediately surrounding area is residential in character.

## **THE PROPOSAL**

The extent of the proposed works has been kept to a minimum and intended to provide improved access and accommodation to assist a person with disabilities. The alterations proposed include the following:

- At the front of the property a new open timber-framed porch would be provided and the ground would be raised to provide level access to the main entrance door;
- The property is to be extended at single-storey to one side only, to provide an en-suite wet room and accessible bedroom for the disabled applicant;
- The existing patio would be remodelled with a new extended and raised deck patio supported with pillars built into lower patio; An external stair lift would be provided to access the private amenity area.
- Updated double-glazed windows and doors with improved thermal efficiency;
- The existing semi-detached rear storage garage outbuilding is in a poor state of repair and is to be demolished. To be rebuilt to form a Therapy Room.

### **1. USE**

The application property is a detached bungalow site set back from The Grange, accessed off The Warren. The use is to remain as a family dwelling.

### **2. ACCESS**

This proposal seeks to improve the accessibility of the dwelling for use by a person with disability. The external and internal alterations to the site layout plans have been kept to a minimum. The proposed works would not detract from the surrounding uses and would be in keeping in the locality. Providing the appropriate access is a key objective. It is concluded that all relevant access issues have been considered as demonstrated on the submitted plans.

### **3. AMOUNT**

The proposal seeks to demonstrate that the amount of development needed is the minimum required for feasibility purposes. The proposed alterations have been designed so as not to visually dominate the locality. The proposed external alterations to the property would be inconspicuous and would blend in with the building façade and surroundings.

### **4. LAYOUT**

The proposed layout involves minimal external changes to its surrounding area. The proposal would result in an improved layout being provided. In concluding, the proposals have been designed so as not to visually dominate the locality.

## **5. SCALE**

This proposal respects the scale and proportion of the existing building. The proposed works have been designed to respect the appearance, scale and character of the building. The scale and proportion of the alterations safeguard the visual impact the surroundings, and retain a subservient function and appearance.

## **6. APPEARANCE**

The composition of the building would not be altered unacceptably. The proposed materials and finishes would match with the character of the application property and other dormer bungalows within The Grange, and The Warren. The alterations would respect their surrounding context and have been designed to enhance the visual amenities of the area. The proposed alterations would be very minimal and would not be detrimental to the character of the building or vicinity.

## **7. LANDSCAPING**

It is proposed to install a raised decking in place of dilapidated and unsafe external steps. Transition from the raised level access decking to the rear to the lower garden would be via an external platform lift. The current driveway area is to be renewed to provide safe matching brick-paving, without the current unsafe undulations and trip hazards to the applicant and their family.

## **CONCLUSION**

Given the consistent architectural style and shapes in the locality and the scale of the surrounding buildings, the proposed alterations would respect the application property as well the surrounding street scene.

The proposed alterations are low key. The proposed alterations would not adversely affect the architectural aesthetic of the application premises. This proposal has been particularly designed to be sympathetic to its surroundings and protect its integrity.

The proposal demonstrates that the amount of development needed is the minimum required for its purposes. The proposal would not result in any demonstrable harm to merit withholding of planning permission.

The proposal is fit for purpose, sustainable, efficient, coherent, and responsive to its context. This proposal is modest in scale and is in keeping in the context of its surroundings. The proposal would comply with the relevant local planning policy context set out above and the National Planning Policy Framework.

## PHOTOGRAPHS



Figure 1: Stepped up entrance door



Figure 2: Rear outbuilding in poor condition



Figure 3: Adjacent property extended



Figure 4: Opposite property extended