

DESIGN ACCESS AND HERITAGE STATEMENT FOR EXTENSION AT 18 HIGH STREET COTTENHAM

1. INTRODUCTION

- 1.1 This statement has been prepared to assist the planning application for a single storey rear extension at 18 high street Cottenham
- 1.2 The application site consists of end of terrace property that has a two storey flat roof extension and rear conservatory
- 1.3 The existing property has a render finish to walls and slate roof
- 1.4 The property falls within the Cottenham conservation area.

2. DESIGN

- 2.1 It is intended to remove the existing conservatory and replace it with single storey rear extension.
- 2.2 It is intended to construct the extension with render walls to match with slate roof
- 2.3 The proposed extension has been designed so that it does not cause any loss of light or overlooking to adjoining properties
- 2.4 The maximum height of the extension will be 3.5m

3. ACCESS

- 3.1 The existing property is situated next to the public footpath with parking to the rear.
- 3.2 The site is close to local bus routes.

4. CONCLUSION

- 4.1 The application is for a modest rear extension to the existing property.
- 4.2 The proposed extension will not have an impact on the adjoining property.

5. HERITAGE

- 5.1 The site falls within the conservation area.
- 5.2 The nearest listed buildings to the site are:
 - 11 High Street – Grade II
 - 7 High Street – Grade II
 - 13 High Street - Grade II
 - 10 High Street – Grade II
- 5.3 No listed buildings will be affected by the proposed extension.