

# DESIGN AND ACCESS STATEMENT FOR A TWO STOREY SIDE EXTENSION

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06\_22

This statement is to be read in conjunction with drawings numbered 06\_22/ 01 to 08

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### Description of the proposed works:

Provide a new two storey side extension.

Reorganise the internal stair and first floor corridor to suit the new layout.

## 1. THE EXISTING LAND AND PROPERTY

### The Existing Building:

The property is a detached painted brick house with a slate roof covering. It was originally constructed as two semi-detached workers cottages on the Roundwood estate.

The house is set on its own on the private estate and surrounded by mature hedging and trees.



South East Elevation



North West Elevation

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## Planning boundaries

The proposed plot is outside a settlement policy boundary and within open countryside.

## Planning history

31/05/1989 BDB/26913 Single storey side extension

22/11/2012 BDB/77009 Single storey rear porch and first floor side extension

## 2. THE PROPOSAL

### **Vision:**

To create a more spacious living room with improved views and access to the garden.  
Re-organise the bedrooms on the first floor, removing one room, and moving the corridor access to the rear.

### **Design:**

1. Overlooking – Overlooking will not be possible from the new extension.

2. Planning -

The proposal responds well to the Policy EM10 of the BDBC Local Plan planning policy by improving the amenity for the occupants. There are no immediate neighbouring properties.

The gable design sits forward of the main house in order to provide a 'stop end' to the house and lean-to porch design.

Waste and recycling provision will remain as existing.

The proposed alterations change the gross internal floor area of the existing house as follows:

Existing house area = 225.5 sqm

Proposed extension area = 65.5 sqm

Total new house area = 291 sqm, 29% larger than the existing house.

### **Parking:**

The number of bedrooms remains unchanged. The existing parking arrangement does not need to be adjusted. Adequate parking at the property exists.

### **Access:**

Access to the property will be adjusted to suit a new front door position.

### **Materials to be used in the development:**

The new extension has been designed to complement the existing house using the following materials:

Walls: Painted brick: Colour white to match existing.

Pitched roof: Natural slate. Colour grey.

Windows and doors: to be UPVC - colour white.

Rooflights: Metal. Colour dark grey.

Eaves soffit and fascia: to be timber - colour black to match existing.

Rainwater goods: to be UPVC - colour black to match existing.