

## DESIGN AND ACCESS / HERITAGE STATEMENT

PLANNING APPLICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION TO THE REAR ELEVATION OF WREN COTTAGE 9 RECTORY LANE ORLINGBURY NORTHANTS NN14 1JH

### GENERAL

THIS IS A PLANNING APPLICATION FOR PLANNING CONSENT WITHIN A CONSERVATION AREA.

THE APPLICATION SITE IS LOCATED IN THE VILLAGE OF ORLINGBURY AND WITHIN THE CONSERVATION AREA. THE APPLICATION SITE CONSISTS OF A MID TERRACE DWELLING CONSTRUCTED OF STONE UNDER A SLATE ROOF.

### THE PROPOSAL

THE PROPOSAL SEEKS TO ERECT A SINGLE STOREY REAR EXTENSION IN A FORM OF A GLASS ROOF CONSERVATORY.

THE PROPOSAL IS TO PROVIDE A GROUND FLOOR KITCHEN – DINNING AREA

THE CONSERVATORY WILL BE CONSTRUCTED FROM MATCHING BRICK, A GLASS ROOF AND UPVC FRAMEWORK AND BEING ADDED TO THE REAR ELEVATION WILL HAVE NO IMPACT UPON THE CHARACTER AND APPEARANCE OF THE STREET SCENE

BRICK FACED BASE TO MATCH EXISTING REAR EXTENSION.

WHITE UPVC CASEMENT WINDOWS AND FRENCH DOORS .

WHITE ROOF STRUCTURE WITH AMBI ULTRA GLASS.

### USE

THE CONSERVATORY WILL BE USED AS MUCH NEEDED ADDITIONAL SPACE FOR THE APPLICANT.

### AMOUNT

THE INTERNAL FLOOR AREA OF THE PROPOSED CONSERVATORY IS APPROX 13.08 SQ/ M.

### LOCATION

IT IS PROPOSED THAT THE CONSERVATORY IS TO BE CONSTRUCTED ON THE NORTH – EAST FACING REAR ELEVATION.

THE WHOLE SITE IS DISCREET AND LOCATED ON PRIVATE LAND OWNED BY THE APPLICANT

### LANDSCAPING

THE PROPOSED CONSERVATORY WILL BE CONSTRUCTED WITHIN THE REAR PATIO AREA

THE EXISTING PATIO AREA WILL BE REDUCED BACK TO SUIT THE CONSERVATORY POSITION.

#### ACCESS

THE PROPERTY IS ACCESSED FROM THE MAIN ROAD, IT IS NOT INTENDED TO ALTER THESE ACCESS ARRANGEMENTS WITH THE CURRENT PROPOSAL.

#### JUSTIFICATION

IT IS THE APPLICANTS WISH TO ENJOY THE CONTINUED AMENITY THAT THE CONSERVATORY WOULD PROVIDE AND SEEKS TO ACHIEVE THIS WITH A STRUCTURE THAT HAS A MINIMAL PHYSICAL IMPACT ON THE REAR ELEVATION IT CONNECTS TO.

THE CONSERVATORY TO THE REAR ELEVATION OF THE DWELLING IS CONTAINED WITHIN THE PARAMETERS OF THE APPLICATION SITE AND DUE TO ITS SCALE AND DESIGN IT IS NOT CONSIDERED TO RESULT IN ANY DETRIMENTAL IMPACTS ON THE APPEARANCE OF THE HOST PROPERTY OR CHARACTER AND APPEARANCE OF THE ORLINBURY CONSERVATION AREA.

#### CRIME PREVENTION

SECURITY TO THE EXISTING PROPERTY WILL BE INCREASED DUE TO THE SECURE LOCKING SYSTEMS ON BOTH THE WINDOWS AND DOORS OF THE CONSERVATORY.