

## **DESIGN & ACCESS STATEMENT**

### **Site:**

Rose Cottage, 75 Docking Road, Bircham Newton PE31 6QP

### **Use**

Existing dwelling house with garage/outbuilding. The Site & Location Plans illustrate the area of the applicant ownership.

The dwelling is to be retained as residential, with the proposal for the garage/outbuilding to be converted and for replacement Sunroom.

### **Amount**

The proposed conversion will create an annex to the main dwelling house and for replacement Sunroom to the existing dwelling.

### **Layout**

The proposal, will not impact upon the existing access, turning or parking, Access will be via the existing house vehicular access and with adequate parking provision upon the site.

### **Scale**

The proposal does not impact upon the residential area of the dwelling and the conversion will not impact upon the property.

### **Landscape**

The landscaping for the site will not be impacted by the proposal and will remain as existing.

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### **Appearance**

The outbuilding envelope will remain as existing (timber clad) with replacement window and doors proposed along with timber cladding infill of the South garage door opening. The proposed sunroom will replace the existing conservatory.

### **Access**

Access will be provided via the existing Access off Docking Road as is the current arrangement.