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Design and Access Statement
Proposed Extension
At Double Diamond, Main street, Over Norton, OX7 5PU

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the National Planning Policy Framework.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABI entitled Design & Access Statements; how to write, read and use them.

1.3 This is a full application for the construction of an extension to the main dwelling, replacing the existing footprint of a conservatory and a lean to utility.

1.4 The proposed extension will provide;

- accommodation for the applicant's brother who is currently sleeping in the living room,
- accommodation for a live-in carer to support the applicant's mother who is classified as disabled (having mixed dementia)
- provision in the longer term, for the applicant's mother, to facilitate a move downstairs as care needs intensify
- an extra bedroom upstairs, which will enable relatives to stay over, as we find that visiting relatives in their homes causes stress, confusion and is distressing to both applicant's mother and family members also.

The bedroom upstairs will also double up as a dressing room with full sized wardrobes, as there is currently insufficient head room for wardrobes in the upstairs bedroom.

2.0 Uses

2.1 The application site currently comprises a detached 2 bedroom dormer bungalow.

2.2 This proposal seeks to create an extension to provide live in care accommodation for the applicant's mother and carers. The facilities allow for one bedroom and accessible bathroom and a revised utility downstairs and an additional bedroom with ensuite upstairs.

2.3 The extension will ensure that the applicant's mother can live in her home and be independent and safe, reducing the strain on public service provision.

3.0 Amount

3.1 The application seeks to construct an extension to the main house.

3.2 The proposal will provide 1 downstairs bedroom, bathroom, utility, and 1 bedroom upstairs with ensuite.

4.0 Layout

4.1 The proposed extension is to be sited to the north eastern boundary. The proposal would blend in with the surrounding area. The layout has been designed to make the most efficient

use of the site whilst ensuring that the character and amenity of the locality is not compromised.

5.0 Landscape

5.1 The landscaping is to have limited changes.

5.2 There is little significant landscape on that side of the property.

6.0 Appearance/Scale

6.1 The proposal seeks to continue the simple built form of the dwelling. Consideration has been given to the design of the extension in order to keep the size to the minimum, while still providing usable and comfortable living space.

6.2 The facade will match the existing house and the roofing materials employed will match the existing roof.

7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement, the definition of “disability” is taken as that in the Equality Act 2010. All entrances into the building will be fully compliant with Part M of the Building Regulations having a level approach and entrance door threshold. A ground floor WC is provided to the extension and all internal doors will be of a sufficient width to suit all users.

8.0 Conclusion

8.1 The development of an extension at the application site conforms to both national and local planning policy.

8.2 The proposed scheme has ensured that it meets the needs of the applicant’s family situation, but is also of a scale and design that reflects the existing dwelling and neighbouring properties. The proposed scheme is of a high standard of design that takes an appropriate approach to the following key design elements:

- The appearance and scale of the extension would appear subordinate to
- the main dwelling;
- The design, appearance and use of materials is appropriate within its setting;
- The dwelling will help the applicant provide external care for her elderly disabled mother, which is
- supported in local and national policy;
- There is no loss of privacy by overlooking neighbouring properties; and
- There is no overbearing impact upon neighbouring dwellings.