

Marsh. Architects

Planning, Design and Access Statement

For

Convert existing garage, extension to front elevation forming new bedroom and ensuite, porch extension, new doors.

at

1 Bentley Road, Forncett End
NR16 1LH

Process

The proposed scheme is to convert the existing garage, and form two new extensions to the existing property forming a bedroom with ensuite and new porch with an oak frame forming a canopy.

The surrounding properties are a mixture of red brick and painted render dwellings. The proposals are to incorporate these traditional materials. Along Bentley Road the principle elevations of the properties are staggered and have no set build line

Use & Amount

The existing dwelling including the garage has a footprint of approximately 96m², the proposed extension has a footprint of approx. 16m², the porch has a footprint of 3m². The existing dwelling covers an area of approx. 14% of the existing site, the proposed dwelling with extensions will cover an area of approx. just over 16%, a very modest increase and still within proportion to the existing site and surrounding dwellings.

Scale & Layout

The proposed extensions will match the eaves height of the existing property. The new roof pitches will match the angle of the existing dwelling and the ridge will be lower than the existing. The proposed extension will be set in slightly in order to allow the new elements to be read separately from the existing dwelling.

The proposals are all single storey and so overlooking or overshadowing will not be an issue.

The new shed is to be sited next to the existing next door garage matching the ancillary nature of the buildings, the overall size is to be 2.4x4.8m as indicated on the plans.

Landscaping

The driveway will be improved incorporating turning area and additional parking for the dwelling, an improvement on the existing arrangement. The existing access of the highway will not be altered.

Appearance

Following the traditional appearance of the area the proposal are influenced by the local vernacular. Forncett End has many rendered and brick dwellings. The existing dwelling is of very basic design and not particularly aesthetically pleasing compared to the other dwellings along Bentley Road. The proposals seek to improve the aesthetic nature of the property influenced by the local vernacular:

- Red brick plinths
- Painted rendered walls

- Oak framed porch

By incorporating such qualities the proposed dwelling should provide a positive contribution to the local traditional aesthetic.

Existing Photos



Photo looking to west elevation (front of dwelling).

Summary

The proposed development forms a modest extension to an existing dwelling. The proposals improve the street scene and overall aesthetics of the property. Various properties within the vicinity have been extended and improved as such the proposals should be seen as a positive contribution to the area and sustainable development.