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## **Design and Access Statement for 1 Church Causeway, Thorp Arch, Wetherby, LS23 7AE**

Householder - General alteration works to the existing dwelling in a Conservation Area.

### **Proposal:**

Proposed alterations to include a reconfigured entrance / porch, alterations to existing rear elevation to include bi-fold doors, proposed rear dormer at first floor and internal alterations works to existing floor plans and external landscaping works comprising removal of existing timber pergola fronting rear garden to be replaced with new paved patio area.

#### **1. Features of the existing site:**

The application property is set within 0.17 Acres of land and located in the conservation village and civil parish of Thorp Arch near Wetherby. Formally, a two bedroom, yellow brick built semi-detached dwelling, split over two floors in 2007, was granted planning permission for a two storey side extension to accommodate for a third master bedroom internally.

To the front (South fronting Church Causeway) the property is flanked by a mature, high level hedgerow, providing limited visibility into the site. Furthermore, access to the site is via a private gravel driveway which hosts off street parking.

The East and Western boundaries is typical of a domestic setting, with a mix of 1.8m high feather edge timber fencing, picket fencing, hedgerow and low level stone masonry wall to the rear (North).

### **Planning History:**

App. Nr. 06/06981/FU | Amendment to approval 06/03497/FU for two storey side extension, porch to front and replacement garage to side | Granted 02 February 2007

App. Nr. 06/03497/FU | Two storey side extension, porch to front and replacement garage to side | Granted 02 July 2006

App. Nr. 06/02444/FU | Part two storey part single storey side extension and porch to front | Granted 01 June 2006



South (Front – Prominent) Elevation



North (Rear) Elevation

## 2. Access:

Access is via a long driveway, off Church Causeway with off street parking on a Gravel drive. The property cannot be clearly seen from the public road due to a mature Hedgerow flanking the Southern Boundary.

### **3. Existing and Proposed Layout:**

Existing:

The existing dwelling, with habitable rooms in the roof of the existing extension comprises:

- Living accommodation at Ground Floor;
- Private Bedroom accommodation at First.

Proposed:

- General internal alterations to existing ground floor to accommodate an open planned Kitchen, Dining and Day Room. Separate Lounge area at Ground Floor with unobstructed access to the rear garden beyond.
- Alterations to existing Master Bedroom to form to double Bedrooms at First.

### **4. Scale / Appearance of the Proposed Development:**

- Proposed alterations to include a reconfigured entrance / porch, alterations to existing rear elevation to include bi-fold doors, proposed rear dormer at first floor and internal alterations works to existing floor plans and external landscaping works comprising removal of existing timber pergola fronting rear garden to be replaced with new paviour patio area.
- All proposed materials to match existing.

### **5. Landscaping:**

Removal of existing timber frame pergola fronting rear garden; To be replaced with new pavours forming patio area. No Trees or Hedges will be removed due to the proposed development.

### **6. Heritage Assets:**

The property is located in the conservation village and civil parish of Thorp Arch near Wetherby. Its character is wholly residential and comprises a semi-detached dwelling.

The proposed alteration works will not have a significant impact on the appearance of the property and is set quite far back from adjacent neighbouring properties. Furthermore, there will be no loss to the existing characteristics of the property.