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Design and Access Statement.

Proposed two storey side extension.

Side of Farisee Cottage, The Street, Ashfield-Cum-Thorpe, IP14 6LX.

Introduction

This Planning Statement accompanies an application for the erection of a two storey side extension and demolition of existing garage.

Layout

The extension would sit to the North side of the property, roughly on the footprint of the existing garage. The ground floor part of the extension would increase the size of the lounge, making it a more functional, family friendly space. The first-floor extension, would allow for an ensuite to the master bedroom, incorporating a bath, shower, basin and toilet. At present, the bathroom and only toilet for the property, is situated on the ground floor. The existing garage is situated on the boundary. The proposed extension would be set in from the boundary, allowing access to the rear of the property. This would leave the extension, approximately 1300mm from the boundary.

Scale

The proposed extension has an external dimension of 4.125 Metres by 4.175 Metres. The area of the proposed extension is more than adequate without it being overbearing.

Appearance

The extension would have a painted render finish, to match the painted brickwork on the existing property and rendered buildings nearby. The occupants are planning to render the existing house, so eventually it will all match in.

The face line of the proposed extension would be in line with the front of the existing property. This would be broken up by the existing porch, which would remain and also remain in brickwork.

The new UPVC windows would match the existing, along with the roof tiles and guttering.

Access

The proposal has no impact on the surrounding road layout. The Street is a quiet road and the property has ample parking and good vision to the highway. There are no footpaths or cycleways that would be affected by the proposal.

As the proposed extension is increasing the size of existing rooms, it will not be adding bedrooms etc, thus not increasing the need for extra parking spaces.

The existing driveway is already in use, so there would be no major increase in vehicle activity. Additional parking, shared with neighbours, is available across the road from the property.