

SITE ADDRESS: Gay Cottage, Station Road, Docking PE31 8LY

CLIENT REF: 220169

DESIGN & ACCESS STATEMENT

Two Storey Rear Extension

December 2022



ABSTRACT LTD

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Introduction & Background

- This application refers to the garden and house at Gay Cottage Station Road Docking.
- The property is a 2 bed house with 2 reception rooms.
- It is noted that this property is within the Conservation area of Docking.
- The proposed extension is proposed to reflect the existing house whilst enhancing its visual quality.
- This design and access document supports a full application for planning approval for this proposed development including information relating to design, access, scale, appearance and landscaping.
- The site is designated as shown in the accompanying plans.
- This development is seeking accord with the principles outlined in both National and Local Planning Policy.

Location

- The site is to the North of the village of Docking, situated off of a private driveway from Station Road.
- The population of Docking is 1200 (2011 census)
- The buildings neighbouring the application site are a mix of residential houses and a Public House and Car Park.

Application Site

- The application site (marked red) extends to approximately 245m² in size.

Local Planning Policy

- In addition to adhering to National Policy guidance, careful consideration has been given to local planning policy.
- Kings Lynn & West Norfolk Council's 'core strategy' and policies have been considered.
- From the design research undertaken, we consider that the proposal put forward reflects the broad principles within these policies.
- In preparing this document due consideration was taken of both National and Local Planning Policies.

Kings Lynn & West Norfolk District Council Consultation

- No Consultation has been undertaken.

Conservation Area Appraisal

- The Site is within the Conservation Area of Docking.
- There are no other known issues with this site.

Ecology

- A detailed report will be undertaken if required under the conditions of the Planning Approval.

Archaeological Evaluation

- An archaeological evaluation will be undertaken if required under the conditions of the Planning Approval.

Use and Amount

- The application site (marked red) extends to approximately 245m² in size.
- The existing House has a footprint of 61m² (24.8% of application site).
- The existing house + proposed extension would have a footprint of 63m² (25.7% of application site).

Layout

- The plan is to erect a new two Storey Rear Extension with a pitched roof.
- The Extension is to follow the natural line of the existing house
- Changes proposed to the use & layout of the existing property or the land are as per plans.
- Access to the site is via the existing entrance leading to the Station Road.

Design Scale & Appearance

- The site has residential properties on 3 sides and to the North a Public House & Car Park.
- Particular attention was taken with the scale and layout of the proposed site.
- This proposed extension and materials used is designed to reflect the existing house.

Landscaping

- Landscaping has been duly noted on the attached plan.
- Changes are proposed to the rear garden to include a new patio and garden area. Also the demolition of the Garden Building.
- No Trees are affected by this proposal.

Environmental, Design & Sustainability.

- The construction will meet all current Building Regulation requirements.
- No changes submitted will cause any disturbance to neighbouring properties.

Pedestrian & Cycle Access

- Pedestrian and cycle access available on the property.
- Our Design approach ensures compliance, where possible with the Disability Discrimination Act.

Transport Links & Parking

- There is parking on-site for a minimum of 4 cars as shown on separate plan.
- Good Transport links are available.
- The site is within a short distance of a Bus Route

Waste Collection

- Adequate waste storage is provided on the property.
- No changes are proposed to Waste Collection.

Consultations

- Consultations are not proposed with existing neighbours directly affected by the development.

Parish Council

- No Consultations were thought necessary with the local parish council on this occasion.

Conclusion

- The Design, Size and Position of the Rear Extension will offer a natural addition to this house.
- There will be no negative impact on the neighbouring property.
- The positioning of the Extension also would not cause any losses to the neighbouring properties as to light or privacy.
- The Client choice of materials will match the existing Brick, Roofing and windows and doors.
- There are no known issues with regard to the privacy or impact on neighbouring properties due to the position and distance from the extension to those properties.
- There will be little or no impact on the Conservation Area

Documentation

In support of this application, we submit the following paperwork:

- 220169-2.1 Existing House Plans
- 220169-3.1 Proposed House Plan
- 220169-4.1 Existing & Proposed Site Plans
- 220169 Site Location Plan
- 220169 Parking Plan
- 220169 Design & Access Statement