

## DESIGN, ACCESS & PLANNING STATEMENT – EXTENSION TO DWELLINGHOUSE

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### 1 BOTTLEBRIDGE COTTAGES

Little Wenham

Colchester

Suffolk

CO7 6QH



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## 1.0 INTRODUCTION

This Design and Planning Statement is submitted in support of Householder Application for-

- Demolition of garage and storage outbuildings
- Erection of rear two storey extension
- Erection of single storey side/rear extension
- Erection of cartlodge comprising room in roof accommodation
- New porch structures

## 2.0 SITE USE & CONTEXT

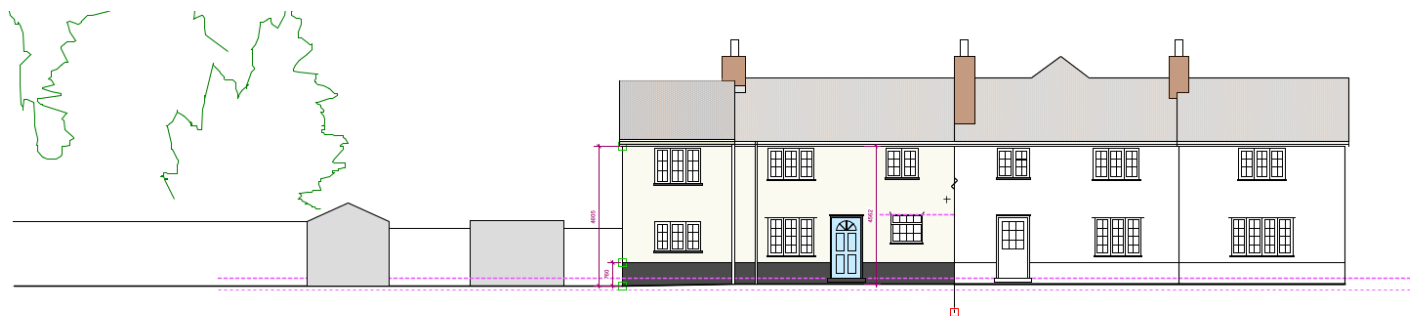
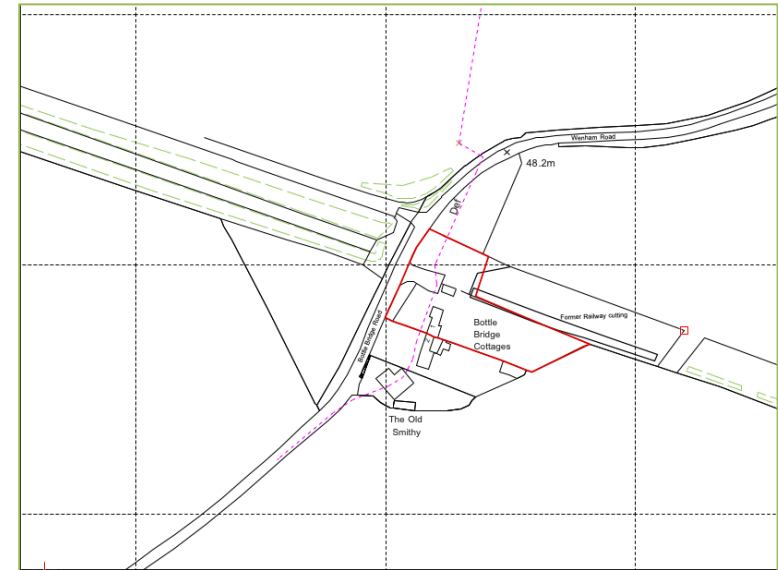
The site is a private dwellinghouse of 1 Bottlebridge Cottages located in the locality of Little Wenham and comprises a two storey dwelling with detached garage structure. The dwelling forms a semi-detached arrangement with No. 2 adjacent.

The property is not a listed building nor is it located in a designated conservation area.

The dwelling has a generous garden curtilage with existing vehicle access from Bottlebridge Road.

To the north of the site is the former railway cutting now disused. The

neighbouring property of No. 2 has had both rear and front extensions forming a gabled two storey element to the rear and a front two story catslide element. The rear element forming a boundary wall directly with No. 1.



WEST ELEVATION

### 3.0 DESIGN PROPOSALS

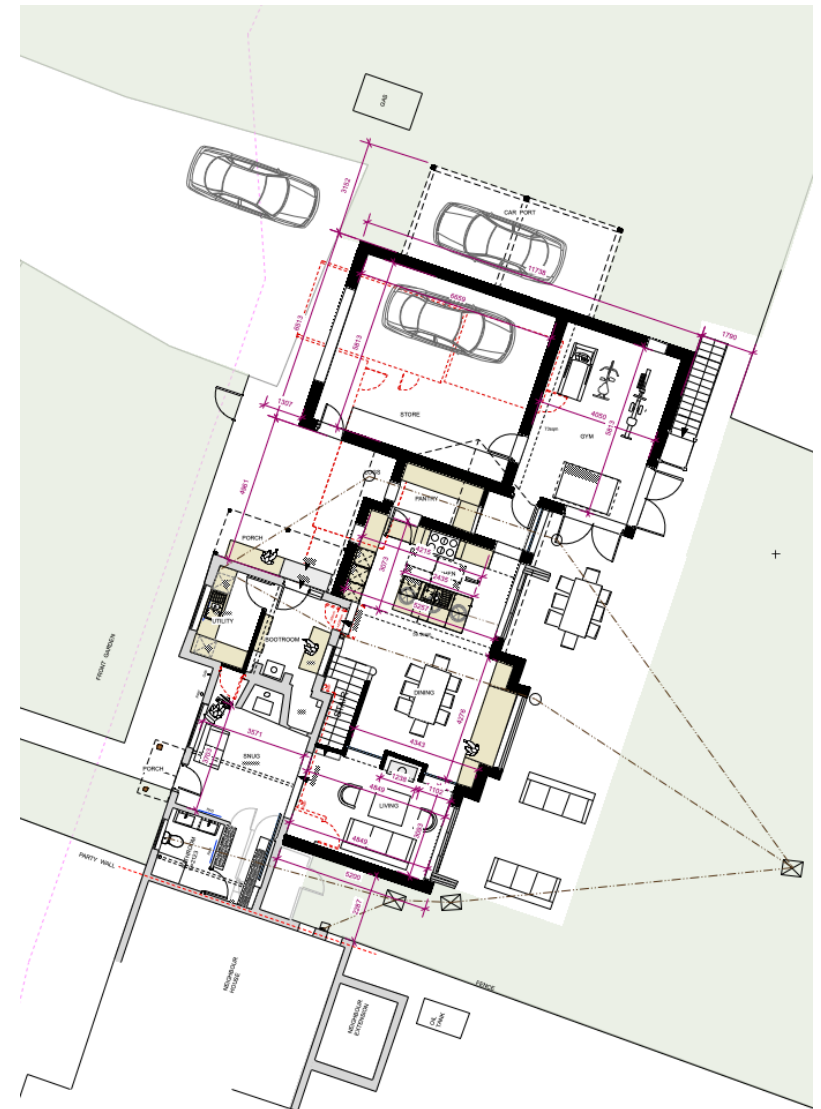
The proposals comprise:

- Demolition of existing detached garage, storage outbuilding and lean-to store to rear.
- Erection of rear two storey extension
- Erection of single storey side & rear extension.
- Erection of cartlodge structure comprising room-in roof ancillary accommodation with external stair access
- Carport structure to north comprising open sided framing and translucent roof covering
- New porch structure to existing front door
- New lean- to porch structure to side door

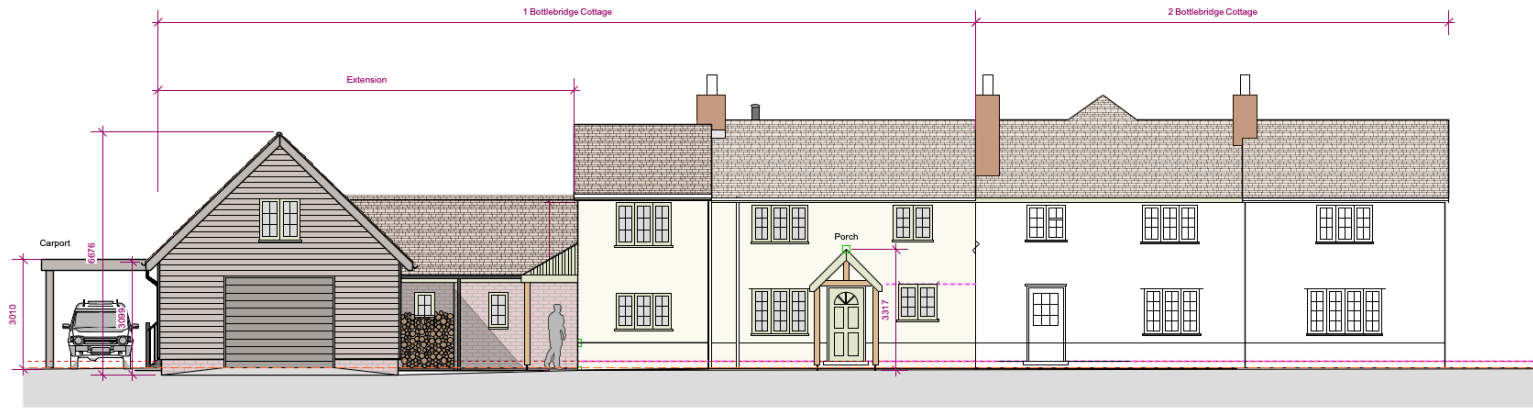
The expansion comprises additional residential accommodation formed of pitched roof elements with traditional materials and detailing all located to the north east side of the dwelling. This results in extensions to the north of the neighbouring property and therefore proposes no risk of overshadowing. There are no windows or openings proposed to the south elevations which would result in overlooking or compromising the relationship with neighbouring amenity.

The application site has been little amended over the years but now seeks to mimic the gable forms of the adjacent cottage which has been subject to rear extensions. The proposed extensions to the rear of No. 1 do not extend eastward further than the neighbours adjacent building footprint line.

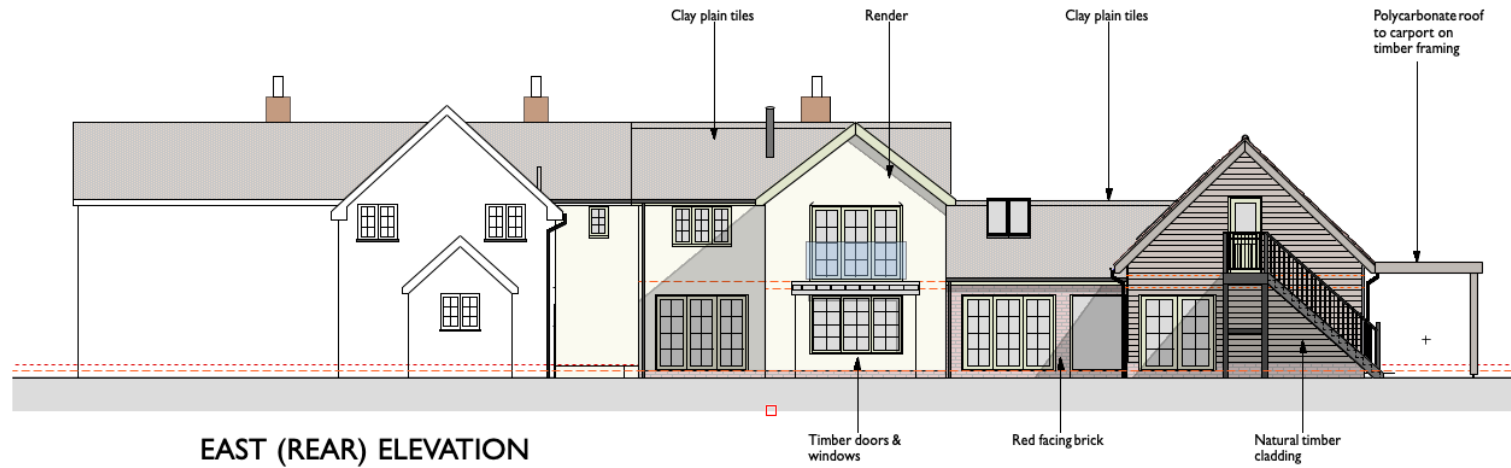
The site has a generous residential curtilage and the foremost point of the cottage is set back some 15 meters from the public highway. The proposals do not seek to bring the front (west) building line any further forward than the existing dwelling.



The design uses the single storey extension to link the cottage to the cartlodge adjacent and applies traditional materials and small pane window elements to continue the cottage style. The works will comprise replacement window units the cottage in order to upgrade thermal performance.



**WEST (FRONT) ELEVATION**



**EAST (REAR) ELEVATION**

#### 4.0 ACCESS, TRANSPORT & HIGHWAYS

The access to the adopted highway remains unchanged being an existing private access route from Bottle Bridge Road. Parking for the property is to the North of the dwelling and will result in an additional covered parking space to carport and replacement secure parking within the cartlodge (in lieu of garage demolished)

The cartlodge also contains provision for secure cycle storage.

#### 5.0 FLOOD RISK

Flood Risk – The site is within Flood Zone 1 where all types of development are acceptable.



#### 6.0 SUMMARY

The proposals comprise demolitions and extensions within an existing residential curtilage. The form, scale and style of the existing and neighbouring dwelling has been replicated within the extension elements of the development in order to provide a coherence on the site and a consistent quality of materials across the various built forms. The development has no direct impact in terms of privacy, overlooking or overshadowing of any neighbouring structures or amenity areas. The nearest neighbouring property is located to the south and therefore is not directly impacted by the development.

The property will maintain a very generous curtilage and amenity provision despite the increase in footprint.

## 7.0 PHOTOGRAPHS



Rear elevation



Front Elevation



View from North



View of existing garage