

# 9 Parsonage Close, Winford, Bristol, BS40 8DQ

Design and Access Statement -

Application for: Erection of a two storey rear extension and associated works to provide additional living accommodation.

July 2023

## **The Location**

The site is at the end of a cul-de-sac on the west side of Parsonage Close, south west of Winford. The application relates to a semi-detached dwelling comprising a large frontage with off road parking and a large rear garden.

## **The property**

The property is a semi-detached house built in the 1950s within a cul-de-sac of ten similar residential dwellings. The majority of the other houses have been extended to the rear and or side elevations.



**9 Parsonage Close**

## **The Proposal**

The owners wish to extend the original family home, to provide additional living accommodation as well as complying with new build size regulations. The proposal is to build a two storey rear extension to provide a new larger kitchen / dining room and larger bedrooms on the first floor. The new rear bedrooms are to accommodate the applicants' twins.

The building work will be to the rear of the house and will have no impact on the property's amenity space. The rear garden will be 115m<sup>2</sup>.

The existing living space is approximately 66m<sup>2</sup>, with bedroom sizes of 8.9, 8.6 and 5.2m<sup>2</sup>. Under current new build regulations this would not qualify as a three bedroom house. The double bedroom is 2.6m<sup>2</sup> too small and the smallest bedroom does not qualify as a bedroom. The proposal will not increase the number of bedrooms; it will increase the size of each one. The master bedroom have a walk-in wardrobe, increasing its habitable space to 13.7m<sup>2</sup>. The box-bedroom will become an en-suite and the two new bedrooms will both be 8.6m<sup>2</sup>.

## **Materials**

The extension will be built with blocks and rendered to match the existing walls, with a combination of locally manufactured Stowell concrete blocks and Rockwool insulation, made from natural and sustainable raw materials. Energy efficient white PVC windows will be used to match the existing windows. The new extension roof will be flat to minimise the volume of the extension.

## **Planning History**

There is no planning history for this property.

## **Access**

Pedestrian access to the front of the house will remain unchanged. It is proposed to re-instate a blocked up side door into the existing kitchen/dining area.

The existing vehicular access will remain unchanged and there will be no change to the current off-street parking.

Winford Primary School is within 500m of the property.

## **Summary**

The proposal is to increase the size of the existing rooms of a three bedroom semi-detached house to meet current new build specifications and provide additional living accommodation for a growing family.

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