



**RJK Construction (Midlands) Ltd**

Overley Lane  
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Staffs  
DE13 7DF

# Design and Access Statement

Proposed Single Storey Extension  
Bridge Farm Barn, Bridge Farm Lane, Staffordshire, WS13 8NH

21<sup>st</sup> July 2023

## **1.0 INTRODUCTION**

1.1 This Statement has been prepared to accompany an application that seeks permission for a single storey side extension at Bridge Farm Barn, Bridge Farm Lane, Fradley, WS13 8NH.

1.2 Bridge Farm Barn was converted from a barn into a dwelling in 2013 under planning permission 13/00337/COU.

### **The Application Site**

1.3 Bridge Farm is located on the northern side of Bridge Farm Lane. To the south are the farmhouse and agricultural building of Bridge Farm, to the north is the Coventry Canal.

1.4 The application site is located between Fradley village to the north and Fradley South to the south. The site is wholly within the Village Boundary for Fradley.

### **The Application Proposals**

1.5 It is proposed to construct a single storey side extension to the eastern side of the building.

1.6 The purpose of the extension is to extend the utility and study in order to create space for a shower within the WC.

1.7 The addition of a ground floor shower will provide the applicant with accessible facilities.

## **2.0 AMOUNT**

2.1 The proposed extension will add an additional 4m<sup>2</sup> of floor space.

## **3.0 LAYOUT**

3.1 The existing layout will be modified to accommodate a shower within the existing WC and it is proposed that the subsequent space lost from the study and utility will be regained by constructing the proposed extension. The general location of the rooms will be unchanged.

3.2 The proposed extension will project approximately 1.2m into the existing driveway, the effect on the external layout will be minimal.

## **4.0 SCALE**

4.1 The scale of the proposed extension will be appropriate to the existing dwelling. It will be single storey and have a lower roof than the main body of the house.

## **5.0 LANDSCAPING**

5.1 Landscaping is not affected by the proposals.

## **6.0 APPEARANCE**

- 6.1 The existing building is constructed in facing brickwork, plain clay tiles and painted timber flush casement windows and painted timber doors.
- 6.2 The proposed extension will be constructed in materials to match the existing as closely as possible.

## **7.0 ACCESS**

- 6.1 Neither Pedestrian nor vehicular access is affected by the proposals.

## **9.0 CONCLUSIONS**

- 9.1 The application relates to a single storey extension at Bridge Farm Barn, Bridge Farm Lane, Fradley.
- 9.2 The proposed development can be undertaken without adversely affecting the living conditions of any nearby residents.
- 9.3 The associated alterations will improve accessibility for the applicant.
- 9.4 The extension will be constructed using materials to match the existing building.
- 9.5 The proposals will not affect the setting of surrounding buildings or the character of the area within which the site is located.
- 9.6 In the light of the above, the proposals would be a positive addition to the application site and permission should therefore be granted.