

## **Design Access Statement for single storey extension to Ivy Cottage, 38 Honing Row, Worstead**

### Proposal

The applicants seek planning consent to erect a single storey extension linked to the front of the dwelling. To achieve this the existing shed will be removed together with the concrete base of a former garage and the new extension will be located on its footprint.

### Design in response to context

The property is located on the edge of the Worstead village conservation area. Permission was granted on 17<sup>th</sup> September 2001 for the erection of a 2-storey extension to the property and a double garage. The cottage extension was completed by the previous owner but the garage was never built.

By locating the extension closer to the southern boundary the impact on the original cottage can be minimised and the extension will link to the recently constructed sitting room on the side of the property.

### Quantum

The extension retains a modest gable width to achieve sufficient space for the bedroom ensuite and studio while remaining subordinate to the original house.

### Layout

The layout will allow for a link to the main dwelling without unduly impacting on the existing sitting room.

### Use

There will be no change of use as the extension will remain part of and linked to the single residential dwelling.

### Scale

The scale of the extension has been kept narrow and low to ensure that the original house remains dominant.

### Appearance

The traditional weatherboard cladding will have a softening effect on the northern elevation, which will be read well with the main dwelling.

### Landscaping

No landscaping is proposed with the scheme as no trees will need to be removed. The overgrown privet hedge which currently stands up against the existing shed will need to be removed.

### Access

There will be no change to the access or parking provision.