

DESIGN AND ACCESS STATEMENT

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INTRODUCTION

A Planning permission to extend and alter the building was granted in 2022, ref: 21/P/2938/FUH

B The owners have revised their brief and now propose a more modest solution to their requirements in the form of a side extension with a projecting rear range.

PLANNING HISTORY

A The previous approved proposal was to create a rear extension under a flat roof and form a continuous front extended roof supported on hardwood posts.

B The officer's report cited the following policies relevant to the previous proposal

- 1 Residential development outside settlement boundaries
- 2 Good design
- 3 Parking and Highway safety
- 4 Green Belt
- 5 Protected species

C The officer concluded that the proposal met the criteria listed above.

THE PROPOSAL

A In this instance the proposal is to demolish the existing detached garage and build a side extension following the existing profile of the building save that in this case the extension will include a rear projection forming a gabled elevation to the rear.

B The proposal will include for an overhanging roof partway along both front and rear elevations supported on hardwood posts.

C The principle of introducing a dual pitch roof with supporting timber posts was established in the previous approved proposal.

D External wall surfaces will have stained larch timber cladding excepting where the rubble stone facing which is to be retained.

E The windows are currently a mix of white and black UPVC. The proposal is to include black UPVC in the extension and to replace any remaining white windows and doors.

**F The proposal is to include standing seam roof finishes.**

#### **THE AMOUNT**

**A The amount of the development is described on the plans and comprises a side extension of 4.1 metres with a rear projection of 3 metres.**

**B The proposal includes the demolition of an existing detached garage.**

#### **ACCESS**

**A Access to the development is unchanged**

#### **EVALUATION**

**A The scope and extent of what is proposed is less than previously approved. The rear and side element are within Permitted Development so the reality is that it is only the front overhanging roof that requires any consent**

**B Irrespective for the need or otherwise, this proposal like the previous approved scheme satisfies the criteria as set out by the planning officer. As stated in the officer's report, the proposal:**

- 1 Has no detrimental impacts on the amenities of any neighbours**
- 2 Would not unacceptably harm the characteristics of the existing building or the character of its surroundings**
- 3 Has adequate on site parking**
- 4 Does not constitute a disproportionate addition in terms of floor space within a green belt**
- 5 Is well within the limits for additional floor space for an agricultural worker's dwelling**
- 6 Does not affect any listed building**
- 7 Has a negligible potential for bats being affected by the proposal**

**C Comments from the previous approved proposal from Winford Parish Council are noted. It must therefore be of some comfort to the Parish that this proposal is substantially smaller than that it objected to before**

**D This proposal seeks to provide improved amenities for the applicant and her growing family, without any detrimental impacts on this part of the Green Belt, the setting of the building, and the amenities of nearby occupiers.**