

This Design and Access Statement accompanies the planning application for a proposed single-storey side extension at Holly House. The proposed development aims to create a utility and garden store while also forming a link to the existing garage. The design is intended to be both functional and aesthetically pleasing, in line with local planning policies and the character of the Oakhill Conservation Area (DP3)

CONTEXT ANALYSIS

The site at Holly House is located within the Oakhill Conservation Area (DP3) and the settlement boundary. The surrounding area features a mix of materials, including render, natural stone, and cladding. The proposed extension will be largely unseen from public viewpoints, ensuring that it blends seamlessly with the existing property and surrounding environment.

AMOUNT

The proposed extension will fill an existing dead space between the existing house and garage. It will have a height of 2600mm and feature a flat roof.

USE

The extension is designed to serve as a utility and garden store while also providing a link to the existing garage.

LAYOUT

The layout includes an external door from the driveway for direct access to the utility and garden store. A large skylight will be installed above the utility area to allow for natural light. Internal access to the garage and a rear door to the garden will also be included.

SCALE

The extension will have a height of 2600mm and will feature a flat roof, ensuring that it harmonises with the scale of the existing property and surrounding area.

APPEARANCE

The extension will utilise materials that match the existing property, including render walls with stone quoins and window surrounds. Doors and windows will also match those of the existing dwelling.

LANDSCAPING

No additional landscaping is proposed as part of this development, given the limited options for further enhancements.

ACCESS

Access to the extension will be via an external door from the driveway, a rear door from the garden, and internal access from the kitchen.

IMPACT ON NEIGHBOURS

The proposed extension will have minimal impact on neighbouring properties. There are no issues related to overlooking or loss of light

CONSERVATION AND ENVIRONMENTAL CONSIDERATIONS

The design of the extension has been crafted to respect both the existing property and the Oakhill Conservation Area (DP3), aligning with local conservation policies and enhancing the character of the area.

CONCLUSION

The proposed single-storey side extension at Holly House is a well-considered, context-sensitive design that meets the specific needs of the property while respecting the broader visual and historic character of the Oakhill Conservation Area. Support from Somerset Council for this development is kindly sought.