

# Design And Access Statement

**Proposed Side Extension, Loft Conversion and Internal Alteration  
at, 9 Apple Close, Exmouth, Devon, EX8 4QN.**



**Prepared by Dillons Design Ltd  
For East Devon District Council**

<b>Applicant</b>	
<b>Name:</b>	Mrs L. Stevens
<b>Address:</b>	9 Apple Close Exmouth Devon EX8 4QN

<b>Agent</b>	
<b>Name:</b>	Dillons Design Ltd
<b>Address:</b>	76A Exeter Road, Exmouth, Devon, EX8 1PZ
<b>Telephone:</b>	01395 272739

This Design and Access Statement accompanies the Planning Application for a Proposed Side Extension, Loft Conversion and Internal Alteration at, 9 Apple Close, Exmouth, Devon, EX8 4QN. and should be read in conjunction with all of the accompanying documents and drawings.

### **Application Proposal**

Following receipt of a planning application refusal (23/1759/CPL), the application is for a resubmission as previously submitted with information on how the volume of the alterations to the roof were calculated. The application is to construct a side extension to form a porch / lobby area to provide a definitive entrance and focal point for people approaching the building. To alter the existing loft conversion by extending the existing dormer to form a larger dormer and hip to gable to meet PD right volumes (see drawing D036-23-R-104). As well as internal alterations to provide defined living spaces for the applicant and family members with needs.

### **Description / Appearance of the Development**

The existing is that of a small bungalow on a moderate plot of land. Previous works have been undertaken to increase the size and number of bedrooms to make the dwelling more usable for a family. This includes a rear single storey extension and a partial conversion of the loft space. The building is finished in render, face brickwork and tile hanging to the walls and concrete tiles and flat roofing.

As indicated above, the applicant and her family members with needs require additional amenity space to provide more independence for each of them, similar to how the existing layout is. Following discussions between the applicant and Building Control, the current design needed to be updated to provide safe means of escape from the first floor. With this information and with the previous alterations to the dwelling, it was decided to propose a new side extension to provide a porch so that the building has a defined entrance where currently it does not. The current loft conversion does not have much usable headroom and is therefore very small. The main roof is proposed to be extended by converting the existing hips into gables and to extend the existing dormer to the sides. This will provide additional floor space without generally extending the footprint of the dwelling. Internally, minor alterations are proposed to the layout to give the defined separate areas required by the occupant to give each independence.

It is also proposed for a minor alteration to the existing bay window to change the style from having angled sides to a square bay window.

The size of the extension, the proposed increase in volume to the roof all fall within permitted development rights. The proposed materials chosen will all match the existing building.

The proposed development will ensure that there is no harm to the character and appearance of the area and no detrimental impact to the existing amenities of the neighbouring properties.

There is currently a varied mix of property types and styles within the street, and the proposed development takes its cues from these neighbouring properties.



Front Elevation As Existing



Rear Elevation As Existing

The materials chosen for the project will be in keeping with the existing building and surrounding area. The proposed building structure is intended to be of cavity construction, with finishes as shown on the application drawings and application forms.

### **Amount**

The proposed design generally does not increase the footprint of the existing dwelling. The proposed side extension / porch has an internal floor area of 3.0m<sup>2</sup> and has been specifically designed to meet the needs of both the site and the Client. The proposed roof alterations have a volume of 50m<sup>3</sup>. We feel that it is in keeping with the scale and proportions of the existing building.

### **Landscaping**

Much of the site will be unaffected by the proposed works. All proposed landscaping will be sympathetic and in keeping with that of the existing landscaping. (See plans).

A bin store will be provided within a small area of the existing boundary.

### **Access**

Access for pedestrians into the building will be via the existing entrances and proposed new lobby entrance and will be unaffected by the proposed design. Vehicular access to the site will be from the existing service road. The proposed development will provide parking for occupants of the dwelling only. Access for emergency services will be unaffected.