

Design and Access Statement for Planning Consent



Once you have completed this form you may either **SAVE** it and email it to the council's planning department at planning@uttlesford.gov.uk or print it and post it to:

Planning
Uttlesford District Council
Council Offices
Saffron Walden
Essex CB11 4ER

Please use a separate sheet if there is insufficient space for your answer in any of the boxes.

Applicant

Agent (if any)

Name:

Name:

Home address:

Contact address:

Postcode:

Postcode:

Home telephone:

Work telephone:

Mobile telephone:

Email address:

Home telephone:

Work telephone:

Mobile telephone:

Email address:

Application reference number (if known):

Any other relevant information:

Are you submitting this form in hard copy? Yes No

Property Details

Address: The Old Pig and Whistle, Thaxted Road, Wimbish,

Postcode: CB10 2UT

“This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment)(England) Order 2006 [SI 1062 2006]/ Town and Country Planning (General Development Procedure) Order 1995 Article 4C. “

Design

The design section of this statement must include:

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Please enter any information relevant to this in this box: The proposal is to remove a modern timber/glass conservatory which is in poor condition and replace it with a new extension constructed in traditional materials.

An explanation of the design principles and concepts that have been applied to the aspects specified in (i)-(v) below. This should include an explanation of how the scheme takes the site context (physical, social, economic and policy context) into account in relation to its proposed use and each of those aspects.

Amount

(i) This means the number of residential units and the floor space of each non-residential use of the site: The proposal is for a room that can be used at all times of the day and year for habitable purposes. The conservatory was only suitable for the propagation of plants

Layout

(ii) This means the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development: The route to the new building will not be changed except for the doors between the existing building and the new extension will be removed

Scale

(iii) This means the height, width and length of each building proposed in relation to its surroundings:

The extension will be marginally wider and 600mm deeper than the conservatory it replaces

Landscaping

(iv) This means the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls. It may include protection of existing biodiversity and measures to enhance the biodiversity value of the development site:

Marginal change will take place to the area beyond the proposed extension

Appearance

(v) Appearance. This means the aspects of a building or place which determine the visual impression it makes, including the external built form, materials used in the development:

The appearance of the proposed extension will be an enhancement to the existing building as it will be constructed from traditional materials as opposed to timber and glass

Access

A demonstration of the steps taken to appraise the context of the development. Context covers the physical, social, economic and policy circumstances and facts that relate to the site (this is explained further in the guidance notes).

Enter here an explanation of the applicant's approach to providing access, and how government policies relating to access in relevant local development documents have been taken into account:

There is no change at all in access

Enter here a statement of what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation (for example with County Highways, Uttlesford Area Access Group):

No consultation necessary

Please enter an explanation of:

(i) how any specific issues which might affect access to the development have been addressed:

There are no access issues. Nothing will change.

(ii) how prospective users will be able to gain access to the development from the existing transport network:

Not applicable to this case

(iii) why the main points of access to the site and the layout of access routes within the site have been chosen:

No change to access

(iv) how features which ensure the maintenance of access to the development in the future:

Features will be maintained by the owner as they always have been.