



Philip Hawkey Architectural Design

Windy Ridge Crown Road, Whitemoor
ST. AUSTELL PL26 7XH
Cornwall
Telephone 01726 824948



Friday, 20 October 2023

Cornwall Council
Planning and Regeneration
Circuit House
Pydar Street
Truro
TR1 1EB

Planning Portal Ref: PP-12546629

Dear Sir/Madam,

Proposed Rear Kitchen/Dining Extension and internal alterations
Appletreewick Wadebridge Road St Tudy Bodmin Cornwall PL30 3ND

Please find below my design and access statement to accompany the planning application.

Design Statement

Use, Layout and Access:

The existing dwelling is an older style detached bungalow with pitched roofs and flat roof extensions. The proposal is to provide a new Kitchen extension at the rear of the property with a pitched gable roof similar to the existing Lounge roof.

Amount and Scale:

Kitchen/Dining Extension = 5.8m x 2.1m x 4.1m height ground level to ridge

Landscape and Appearance:

The submitted plans, together with the materials proposed, have been designed to respect their surroundings in both character and identity. A study of the immediate area shows a mixture of older and modern style detached bungalows with mainly sand/cement render and some with stone cladding wall finishes. White PVCu windows/doors, rainwater goods, slate/fibre/cement and concrete tiled roofs.

The proposed extension and alterations external walls to be sand/cement render painted, fibre/cement slate roof to match existing. White PVCu double glazed windows and doors with proportioned glazing. All gutters and downpipes to be white PVCu all to match the existing.

I trust you find the application in order and await your acknowledgement in due course.

Yours faithfully,



Philip Hawkey
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