

Design And Access Statement for Mr P Pridmore

(no listed building consent required)

Address:

Melksham Cottage
Stinchcombe
Dursley
GL11 6AR

Title of Application:

Erection of extensions

Reasons for the proposed development:

The existing house is limited in size (two bedrooms) and has the potential to provide extra accommodation.

Proposal:

The proposal is to create a modest family home by providing an extension to the house to provide additional living space comprising of a larger lounge and kitchen on the ground floor and an additional two bedrooms on the upper floor with en-suite facilities.

Assessment of the nature and surroundings of the proposed development

The application site sits within a small enclave of houses, which are set back from the road. The subject house is located to the South-West of Melksham Court, a listed building.

Evaluation:

The design of the proposed extension will incorporate natural stone materials. Existing artificial stone walls will be white cement and lime rendered up to existing coins. Other features, including windows and doors, will improve the character and aesthetics of the existing house.

Design Components

Amount and density of development:

The proposed extension will regularise the 'L' shaped house into a rectangular shape, increasing the area by approximately 20%.

It is proposed to maintain the existing pitch of the West-facing roof and replicate this in a twin gable fashion with a central east-facing gable.

Appearance:

The site is well contained and no views of the site are readily accessible from the public domain. The design of the proposed works however has been designed to mimic that of the existing dwelling and is also consistent with the high-quality design of the enclave of existing dwellings.

It is proposed to render the existing external walls (imitation stone block work) up to the existing coins with a white cement and lime render. All new walls will be constructed in natural Cotswold limestone.

The windows and doors will match the existing house in style and materials.

Access Components

Degree of access:

There are no plans to change existing vehicular access to the house or grounds, but a new pedestrian access into the house will be formed using the existing basement garage. An alternative parking space will be formed adjacent to the lower ground floor.

Landscaping:

Apart from forming a new parking space as detailed above, all landscaping will remain as existing. The current steps and path to the existing front door will be removed. The existing bank will be regraded accordingly.

Planning Policy

NPPF

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan for Stroud District comprises the Local Plan, adopted November 2015

The most relevant policies within the Local Plan include:

CP3

Settlement hierarchy

CP14

A checklist for quality design and development.

ES10

Valuing our historic environment and assets

HC8

Extending your home.

The dwelling is located within the defined settlement limits of the village of Stinchcombe, within the Conservation Area and adjacent to listed buildings.

The plot is large enough to accommodate the proposed extension without appearing as cramped or over developed.

The proposed extension has been designed to appear as a subservient addition and is sympathetic to the main dwelling. Ample space will be retained for garden amenity space and for off road car parking.

The proposed materials are deemed to improve the aesthetics of the house and wider setting and will not harm the character and appearance of the Conservation Area of adjacent listed buildings.

The additional accommodation is very modest in terms of its size and will appear as a proportionate addition.

Planning permission is respectfully requested.

November 2023