

DESIGN & ACCESS STATEMENT

PROJECT: Ground floor rear extension and internal alterations

LOCATION: Viewfield Cottage, Longcroft Lane, Bovington, HERTS HP3 0JL

DATE: 23rd November 2023

The existing site and property

The existing property is a detached dwelling which lies outside Bovington on Longcroft Lane. The property is situated in a large plot and is set back from the highway.

The property has an existing detached garage to the side which was added circa 1962. A front porch was added around 2000 which takes the form of a glazed conservatory, and a rear dormer was added around the same time to create space for an en-suite shower room. The property may have benefitted from other historic development.

The property lies within the Green Belt. The property is not within the Chilterns AONB and is not in a Conservation Area.

The proposed works

The existing dwelling has a kitchen to the rear and it is proposed to extend this to create space for a kitchen-dining room with access and views to the rear garden.

The proposed new extension includes a pitched roof with tiles to match the original house roofs and a raised flat roof canopy with a lantern rooflight providing a feature to the new dining area.

The proposed additions are modest in scale and are not visible from the highway or any public rights of way.

These proposed changes will provide improved family accommodation for this property while retaining the existing character of the original dwelling.

The materials and forms of the proposed alterations have been chosen to match and compliment the original property with new windows, doors, walls and roof tiles to match the original house.

As noted above the original house is set back from the highway and is also screened from view with an existing mature hedge. The rear extension is not visible from any public land. This, combined with the modest size of the extension will ensure that there is no significant impact from this development on the openness of the surrounding Green Belt.

Impact of the proposal on the neighbouring dwelling

This property is set on a large plot and is screened from the neighbouring properties with mature hedges and fencing. The proposed rear extension will therefore have no impact on the adjacent property in terms of loss of privacy/overlooking or loss of light.

Conclusion

The proposals provide an appropriate and modest addition to this existing dwelling while retaining the character of the property and with no impact on adjoining owners.

The proposals are modest and not visible from public view and would therefore not harm the openness of the surrounding Green Belt.