

Design & Access Statement – Rev A (addition of Biodiversity Nett Gain)

Proposed demolition of garage and erection of ground floor side extension and hardstanding with parking at 35 Hunts Hill, Glemsford, Suffolk .

This be read with drawings:

PF_395_01 – Location Plan
PF_395_02 – Block Plans
PF_395_03 – Existing Elevations
PF_395_04 – Existing Floor Plan
PF_395_05 – Proposed Elevations
PF_395_06 – Proposed Floor Plan

Introduction

This Design and Access Statement is submitted in support of the Householder Planning Application for an extension to 35 Hunts Hill, Glemsford, Suffolk.

The application is proposing to demolish the existing detached single garage and erect a new single storey side extension to form new utility room and back door lobby.

It is also proposed to create 2 no. new parking spaces/hard standing on part of the front garden.

Site & Surroundings

The site is located on Hunts Hill in Glemsford, which runs through the centre of the village, and is within the Conservation Area. The existing house was constructed mid to late 20th Century and is a 3 bedroom semi detached residence.

The site is surrounded by residential housing of mixed ages, mostly terrace or semi detached, with some detached.

History

The house has been granted permission on 2 previous planning applications:

1. Ref B/11/00654 – Erection of 2 storey side extension, detached garage + alterations to vehicular access.
2. B/13/00967 – Erection of single storey rear extension and detached double garage and conversion of existing garage to additional living accommodation.

Design

Design has been driven by a need for a new utility space with laundry facilities, together with extra storage space.

A modest single storey side extension is proposed, constructed with materials/finishes to match the existing house. The dimensions of the extension do not exceed those conforming to standard permitted development allowances.

The narrow existing garage is to be removed to make space for the new extension.

A major consideration was to create a larger hardstanding to facilitate extra parking and a turning area which will allow vehicles to leave the property in a forward gear.

Amount, Layout, Scale and Appearance

The proposed extension will project 2.71m from the side of the existing house. This will allow a comfortable 1.15m side access corridor to the rear garden. The length of the extension is 5.04m.

The proposed extension will provide a modest increase in ground floor area, while providing a very useful separate utility/laundry room and much needed storage space in the back door lobby. Access to the extension will be via the existing kitchen. Access to the rear garden is via new back door in extension.

The height of the extension is approx 3.5m max, with 2.3m high eaves, making it visually subordinate to the main house.

Materials, window styles, eaves and soffits to match existing, harmonising it's appearance with the main house.

Landscaping

It is proposed to create a new hard standing, in permeable paving, on existing lawn area, as indicated on the Block Plan (drawing PF_395_02). This area is to provide 2no. Parking spaces (size 2.9m x 5.5m) and space to turn cars around and leave via forward gear.

The area of garden being put to hard standing slopes towards the road, therefore it is proposed to form a level hardstanding by providing a retaining wall at the boundary of the property, where required, to facilitate the change in levels.

A planting border is to be created at the front of the hardstanding with low level planting (max height of mature plants not to exceed 600mm).

Access

Vehicular and pedestrian access to the property is via a dropped kerb directly from the road (there is no pedestrian foot way outside the house). The new hard standing/parking /turning area is to be levelled. This will require steps being incorporated into the access to the front door.

The new hardstanding area will allow vehicles to turn around and safely leave the site using forward gears.

Ramped access to the rear garden is to be provided by a concrete ramp to the side of the proposed extension.

Biodiversity Net Gain

There is a policy requirement in the NPPF for biodiversity net gain. This will be attained with the use of permanent insect refuges (bug hotels), to be placed in the rear garden of the property, together with bird nesting boxes set up in existing vegetation.