

Design and Access Statement

Site address: **1 Copse Close, Camberley, GU15 2BW**

Proposal: **Double Storey Front & Side Extensions, Porch & Internal Modifications**

Site characteristics and relevant planning history

The house is a large detached dwelling located in a quiet Cul-de Sac.

The Site and Surroundings

The houses along the street are built in a relatively similar style but have been adapted to create a varied street scene. This includes a number of very large double storey extensions, material alterations and extensions to the front, side and rear.



View of no.1 side garage . No.13 Copse End beyond is at higher level, due to the slope of the road.



View of No.3 with double storey extension



View of the flank elevation of no.1 from (taken from no.3's driveway).
Across the road is a demonstration of varied streetscene including no.2 which has a double storey extension and a material change to white render

Proposal and benefits

The proposal seeks to extend the house to the side at first floor, to the front at first floor, including an element of double storey.

Site Areas:

Site Area:	1066m ²
Existing Footprint:	156 m ²
Proposed Footprint:	160 m ²

As the above area calculations, the site is over 1000m² with the house footprint taking up just 14.6% of the site. The increase in footprint from the works is just 4m², meaning the proposed footprint increase the built area of the site from 14.6% to 15% and increase of just 0.4%

Favourable factors:

- The work is (except from a very small portion at the front), fully constructed above the existing built out ground floor. The first floor is above the existing garage and side extension. The front is largely above the existing ground floor. This retains the spacious feeling of the properties front and rear gardens.
- The proposal uses materials to match the existing property and is very much in keeping with the street-scene
- Although the front elevation is a wide one, it is broken by a step to the left hand side, a porch intersecting and a hipped roof to the right – to add visual interest. There are a number of pitched roofs to the front and with the hipped roof – the proposed elevation is varied and aesthetically pleasing.
- There will be no impact on any of the neighbours as a result of the work as no.13 Copse End is far higher than the application site and no.2 is set 18m from the closest part of the proposed development.
- Energy efficient lighting, high performance insulation and locally sourced products, will ensure that the new extension and proposals improve the energy performance of the house.
- Due to the retention of the garage and minimal front increase in size, the parking and refuse is in no way impacted.
- The house sits in a relatively unique location. It has no neighbouring house to the left as the closest house in Copse close sits at a different orientation and a far higher setting. It also has no dwelling to the right, with no.3 being set a lot further back. So no.1 sits in a highly unique setting, standing alone in its setting. Due to this, there will be very limited impact of the works on the streetscene, as it is such a standalone property.

Benefit to the Applicants

The applicants have owned the property for a number of decades as their family home. Unfortunately one of the applicants had an accident and is now in disabled, needing to use a wheelchair. The proposals seeks to open the house and make it wheelchair friendly. It includes a lift to ensure the first floor is accessible. It increases pinch-point dimensions and also ensures level thresholds. Overall the works will be of great benefit to the residents to ensure their standard of living is maintained to as high a standard as possible.

Conclusion

To conclude, the application massively improves the layout and amenity of house for the current residents, as well as being considered for future occupants. The ground floor has elements of open plan, along with a downstairs wet room and easily accessible and welcoming front. The first floor retains the bedrooms, adding a spacious master bedroom. The extension has no negative impact on neighbouring houses and will not cause any reduction of light to any neighbouring windows. The site retains a large rear garden which will become more accessible with wide doors if the proposal is approved. Most importantly however the addition will improve and modernise a relatively dated front elevation to an elevation with visual interest and variation.