

Design and Access Statement (405)



74 Great Woodford Drive, PL7 4RL

Mr & Mrs Millard

29.01.2024

Introduction

The site is located in the residential area of Plympton. The plot includes a detached two storey dwelling with off road parking to the front of the property and a large rear garden space.

The plot is slopes from south to north with the western boundary raised.

The western boundary is heavily planted with some mature trees and hedging. A separate application to remove a number of trees has been made and is currently being considered.

The temporary (planning portal ref) application number is: PP-12725559.

The plot is highlighted below on the map.

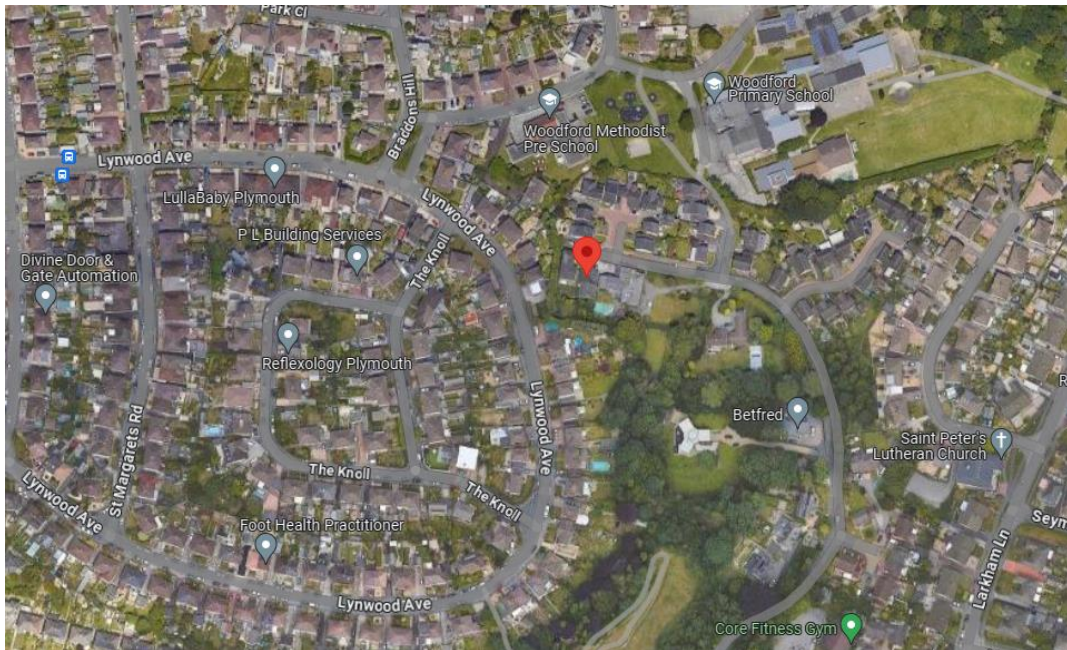


Figure 1.1

The dwelling comprises 4 bedrooms at first floor level with the living space located on the ground floor. There is an integrated vehicle garage which is access from the front drive.

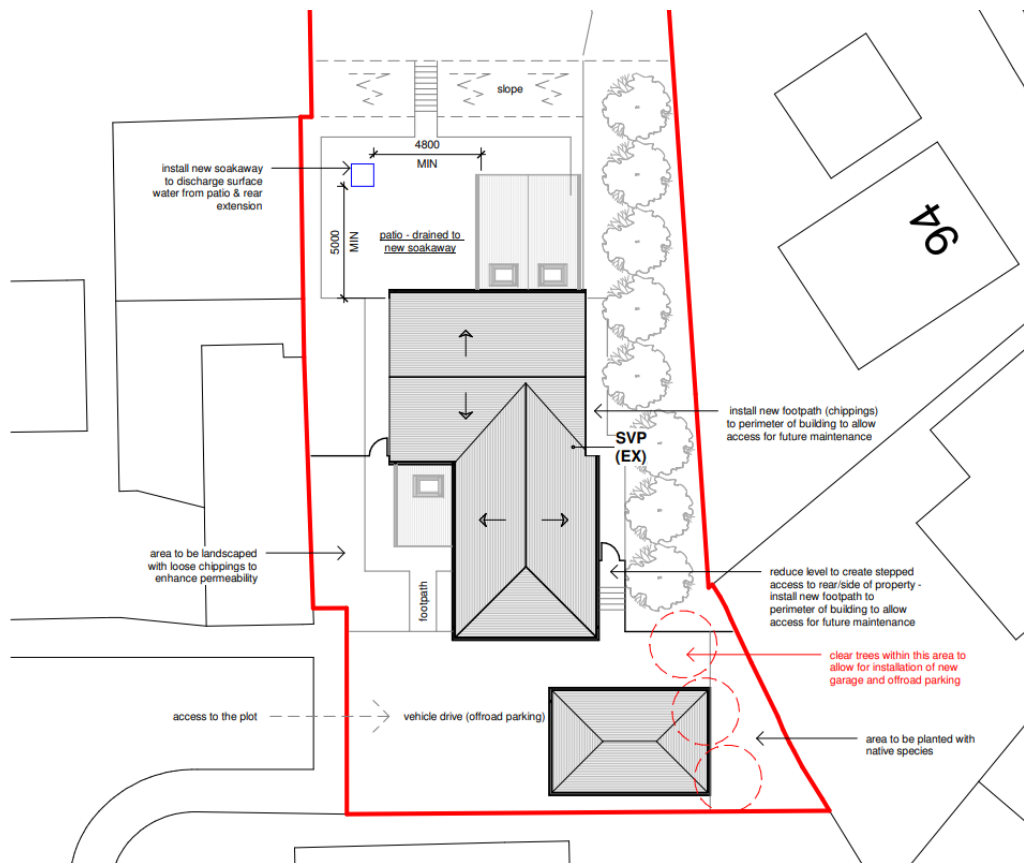
The drainage is discharged via a combined sewer.

Proposals

The householder/owners wish to create additional living space. In order to facilitate this; a new single storey rear extension is proposed to provide an open plan kitchen/dining space.

The proposals also include for repurposing the existing garage which is integrated. This is currently too big and is not being used for storing vehicles due to the poor access.

This space will become part of the house – a habitable space.



1 Site Layout Plan (PROPOSED)
1 : 200

A new detached garage will be built to the back of the drive which will provide a direct access point. This will be complete with new infrastructure to allow for the future connection of an electric vehicle charging point.

The proposals include for the retention of two off-road parking spaces within the drive, plus a third in the new garage.

Conclusion

We believe the proposals included within this application will greatly improve the quality of this existing plot and its users.

The ambition was to limit the impact on the neighbouring properties as much as possible.

The proposals include for good building materials which will provide a quality finish.

We trust you would agree with the above and hope to gain your support.