

Design & Access Statement
Appleton, Brentwood Road, Bulphan, RM14 3ST

Overview

This application seeks to add a single storey side extension to the northern elevation of the application property, resulting in an additional 3.2sqm. There is no net increase of occupation.

Location

The application site is located to the middle of Brentwood Road, shortly before the road meets the A128 which runs parallel to the west.

The site is within a spacious residential area, with the adjacent buildings mainly being made up of two-storey dwellings, with a small number of businesses in the surrounding area.

The setting is rural, dominated by arable land.

Planning History

The site has no relevant recent planning history.

Proposal

The proposal is for a single storey side extension, which will add 3.2sqm to the existing utility area of the dwelling.

The portion of the proposal is set back from the front elevation by 300mm and it retains the separation from the boundary.

The materials are to be continued on from the existing building, with the proposal being finished in cream render with clay roof tiles.

Impact

The position of the site set back from Brentwood Road and the established evergreen boundary treatment results in no opportunities to see the proposal from any public space. The low height of the proposal also means it is not visible from a neighbouring property and therefore has no impact on public or private visual amenity.

Arboricultural

There are a number of trees to the front and rear of the site, but the proposal maintains a distance of more than 18m from either so there is to be no impact as a result of the proposal.

Amenity & Parking

All existing amenity and parking spaces are to be retained as part of the proposal.

Summary

The proposal results in a subservient addition to the existing building, keeping within the established architectural style and materiality, whilst having no negative impact onto neighbouring properties or landscape features.

We look forward to engaging proactively with the Local Planning Authority during its decision period.