

DESIGN AND ACCESS STATEMENT

FOR

REMOVAL OF CONSERVATORY AND CONSTRUCTION OF A SINGLE
STOREY EXTENSION

TO

MINOR HOUSE

GRINSHILL, SHROPSHIRE

SY4 3BL

Prepared by

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Introduction

Minor House was once part of a care home complex with the neighbouring property until both properties use was change to domestic.

Minor house has currently a large conservatory which has reached the end of its life as it requires new glazing as the sealed units are failing and there are cracks in the conservatory framing as its gone brittle along with the guttering and roof sheeting. The conservatory is not efficient and as most people find they are only comfortable for a small time of the year and otherwise too hot or too cold.

The proposal is to replace the conservatory with an insulated structure which will include a sun room, utility as the property currently does not have one and a sitting area to add to the kitchen dining space. The structure would be single storey and rendered with a flat roof with top light glazing.

Planning

The size and height of the structure is within the parameters of Permitted Development but the materials are not the same as the house and for that reason alone this planning application has been made.

Conclusion

The structure in size and height is compliant with Permitted Development, the render is not detrimental to the aesthetics of the area and the new structure is insulated and efficient and replaces a upvc inefficient conservatory.