

Design & Access Statement

37 School Road, Frampton Cotterell, Bristol, BS36 2BU

Loft Conversion – Installation of Hip to Gable Roof Extension. with Addition of Front & Rear Dormers. Internal Structural Alterations and Garage/Outbuilding Conversion to Provide Additional Accommodation.

February 2024

Regulated by RICS



Introduction

This report should be read in conjunction with the drawings submitted as part of this planning application.

This Design Access Statement supports an application for the installation of hip to gable roof extension, with addition of front & rear dormers. to form loft conversion. Internal structural alterations and garage/outbuilding conversion to provide additional accommodation.

Background & Site Description

37 School Road is a 1960's 3 bedroom detached property that is on a corner plot between School Road and Robel Avenue, the property has been extended previously. There is vehicular access to the front of the property from Robel Avenue with adequate driveway to park 3 No. vehicles. The property has also received approval for the existing dwelling to be demolished and a new build. dwelling to be built in its place (P22/06168/F). The properties along School Road are a mixture of double/single storey detached & semi-detached properties with a variety of architectural styles and material finishes. Robel Avenue is a collection of similar Bungalows to 37 School Road. Many of the Bungalows in the road have been extended with rear and front dormers. Along the boundaries of the site there is a mixture of, timber fences, and brickwork walls. The site is within easy walking distance to village amenities, Primary School, Post Office, Village Hall, Church and Public Houses. The location is also well served with buses to and from Bristol and the local districts. The site does not contain any listed buildings or tree preservation orders and does not fall within a conservation area or within the Green Belt.

Proposal

The purpose of the hip to gable extension to the roof and formation of front and rear dormers and conversion of the garage/outbuilding is to provide additional Living accommodation for the occupiers of the house. No Garden is lost with this proposal. Existing parking is available for 3 No. vehicles at the front of the property.

Design & Layout

The design of the hip to gable extension and conversion of the garage/outbuilding has been fully considered in terms of what affect it will have on the neighbouring properties or street scene. The design reaches the highest possible standards whilst improving the habitable space and the appearance of the property with a fresh modern look. The scheme has been designed to ensure that there is no overbearing and dominant impact on the neighbouring properties and privacy is not lost each way for the neighbours or the occupiers of the property.

The front dormer requires planning approval. The Installation of hip to gable roof extension with rear dormer and garage conversion would be allowed under permitted Development rights, under Schedule 2 part 1 of the order, Classes A and B. However, the materials to finish the walls of the dormer, garage/outbuilding will be timber or composite cladding, and these are not what is classed as similar appearance under permitted development and why these have been included within this householder application. A Timber or Composite cladding has become a much more prominent material choice in the local area and adds to the overall appearance and style of the bungalow.

The dormer to the front of the property is to provide head room and light to the new proposed staircase giving access to the loft conversion. This front dormer has been appropriately sized (a modest scale) to ensure minimal impact on the front elevation of the property.

Access

The existing driveway boasts 3 No. parking spaces already and will continue to have these.

Landscaping

The entire garden will be retained and improved to suit external exit alterations.

Conclusion

The proposed development of the property will provide additional living accommodation in a very simple form and visually improves the appearance of the property with no privacy or overbearing effect on neighbouring properties.

If, however, there is any doubt or concerns following an initial assessment, then the planning officer is urged in the spirit of co-operation and professional working to contact the agent at the earliest opportunity so a discussion over the issues can take place and solutions found.