



Street View of No. 3 Little Acreage Old Marston

Design and Access Statement

For the proposed single storey rear extension at
3 Little Acreage, Old Marston

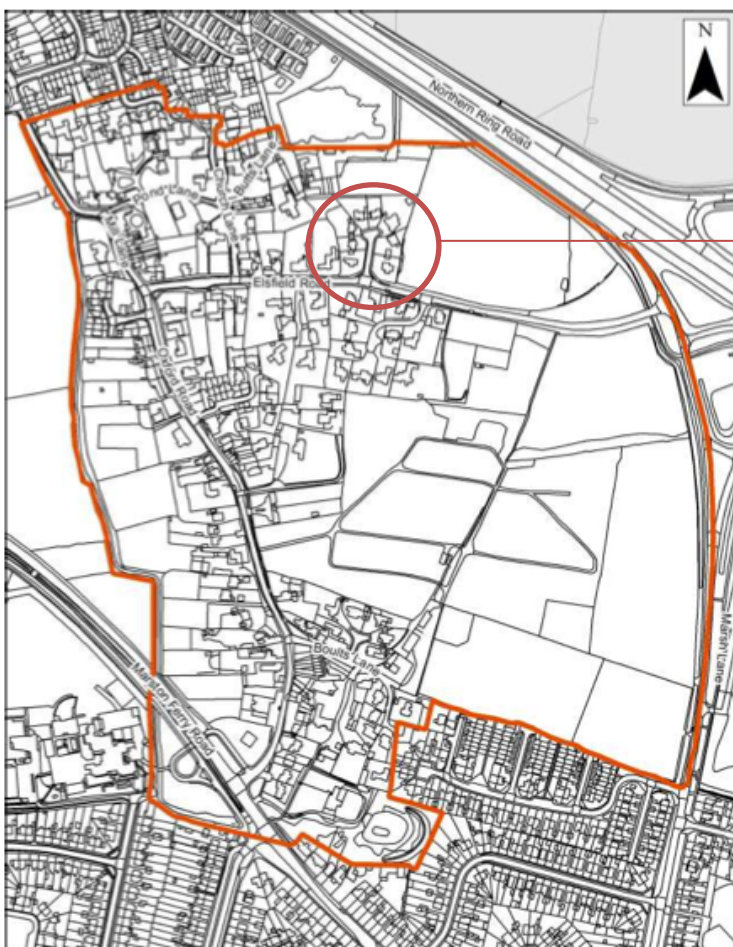
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1.0 Introduction

This statement is prepared in support of the Householder Planning application for a minor rear extension at 3 Little Acreage, Old Marston. The site falls within the Old Marston conservation area but the property is not listed, nor is it close to any other Listed properties.

2.0 Site

No. 3 Little Acreage is one of a group of later detached houses constructed on the edge of the Old Marston village boundary in a self-contained cul-de-sac off Elsfield Road. It is within the conservation area and has a large mature garden, bounded by fields which are characteristic of this part of the conservation area. The houses of Little Acreage themselves are detached 1970's buff coloured facing brick houses, which are not in keeping with the character of the surrounding historic built fabric and have minimal visual influence on the conservation area, due to their arrangement on the cul-de-sac.



Little Acreage within the Old Marston Conservation Area

Old Marston Conservation Area
Map 1: Conservation Area Boundary

Scale: 1:3,800

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3.0 Planning History:

The property has the following minor alterations:

03/00375/FUL | Extensions to existing front porch

03/00383/PDC | Rear dormer in connection with loft conversion

4.0 Proposal:

The proposal is for a single storey extension to the rear of the existing house and associated internal alterations to provide an enlarged kitchen/diner with utility, WC and study. To the North is a new, partly covered, patio.

The proposed rear extension is modest in scale and is contemporary in appearance but is subservient to the main building in scale. This is an appropriate response to the existing 1970's architecture of the host building and the site layout as the extension seeks to make the most of natural light and the long views to the mature garden and field beyond. The extension references its surroundings using materials to match existing and contemporary larch cladding on the North elevation which gives a softer elevation to the garden. The extension would be unseen from the street and the front elevation remains unaltered.

6.0 Access, Parking and Refuse Storage

Existing access, parking and refuse storage will be unaffected by the proposals.

7.0 Landscaping and External Works

The existing landscaping remains unchanged, except for a newly paved patio as shown on the drawings. Boundary treatments will be retained unaltered.

8.0 Impact on residential amenity / Daylighting

There will be no effect on the residential amenity nor the daylighting to either of the neighbouring houses due to the relative position of the other neighbours as shown on the accompanying site plan.

9.0 Conclusion

The proposals seek to provide enhanced living accommodation for the house, which is minor in scale and subservient to the host building and would not have any effect on the character of the

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conservation area. There will also be no adverse effect on the neighbouring properties because of this application and therefore it meets the planning criteria associated with this site.