

# Design and Access Statement

## **01 – ADDRESS OF SITE:**

Whitehayes  
Stockland  
Devon  
EX14 9DB

## **02 – EXISTING DWELLING:**

The existing dwelling is an extended detached house externally finished in white-painted stucco with slate roofs.

The dwelling has a curtilage of 0.53 Hectares which is laid many to grass with trees to the west side. The dwelling is accessed from the highway with a right of way over land owned by others. The dwelling is screened from the public highway by established trees.

## **03 – LOCAL AREA AND HERITAGE IMPACT:**

A search has been conducted using published Local Authority and other information sources. The property is not in a conservation area but it does lie within the Blackdowns AONB.

## **04 – FLOOD RISK:**

A check has been made to the Environment Agency – Flood Map for Planning and the site has been confirmed as ZONE 1 meaning no further investigation is required.

## **05 – ECOLOGY:**

The applicants have paid particular attention to the government's policy for enhancing biodiversity within the development as set out in paragraph 170(d) of the National Planning Policy Framework. The proposed extension will be constructed to the latest standards to conserve energy.

The only existing roof being affected is a Perspex-type conservatory roof over the annexe link and no roots are present.

## **06-RADON ASSESSMENT:**

A check has been made to 'Public Health England', and the site is deemed to have a maximum Radon Potential of between 5 – 10%. Consideration to given for basic radon protection to be incorporated within any new floors.

## **07 – TREES:**

No trees are within a distance which poses an adverse impact to the trees themselves or to the proposed extension.

## **08 – PROPOSED WORKS:**

As detailed within the drawing pack ref: 1336-R01\_Proposed Planning Sheets

- Single-storey extension to the rear East side to be used as a kitchen.
- Alteration to t Bedroom 1 rear window to facilitate the proposed extension roof.
- Small Porch to the rear west annexe door.
- Replace the existing Perspex link roof with an insulated flat roof and glazed roof light.
- Installation of a new replacement oil tank.

## **09 – DESIGN, FORM AND MASS INCLUDING MATERIAL SELECTION:**

The extension has been designed and proportioned to provide the additional requirements to meet the applicant's needs. The applicant has considered the overall scheme against that of the original dwelling and believes the proposed is subservient to the existing building.

It is intended to match external walls, roofing, windows and water goods to that of the existing house.

## **10 – ACCESS:**

The access to the property from the road will remain the same as existing, it is not envisaged the proposed extension will increase any traffic to the property and there will be no loss of parking.

Currently the drive and garage afford parking for a minimum of 6+ cars.

**11 – PHOTOS OF EXISTING:**

**Photo Position**

Photo taken of the North East corner of the dwelling, showing the position of the proposed kitchen extension.



Photo taken of the West side of the dwelling showing the Perspex link roof to be replaced and the position of the proposed porch over the annexe rear door.

