

**Joshua Harrison**

Managing Director

3<sup>rd</sup> Fl. 207 Regent St.

London. W1B 3HH.

44 (0) 203 6974 197

info@cohanimarchitecture.com

www.cohanimarchitecture.com

Ref: New Dwelling - 7 Bennetts Close, Padbury, Buckingham, MK18 2BF [303B]

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## DESIGN AND ACCESS STATEMENT

1. The property is located outside of the Padbury Conservation Area. The property is not adjacent or adjoining the Conservation Area either.
2. There is no change to the access at the existing site, existing dwelling and the parking arrangements are provided entirely off-street meaning that there will be no negative impact on the public highway and its associated safety due to off-street turning being provided on site within the shared allocated hardstanding turning circle area.
3. The outbuilding proposed to be converted is a former agricultural unit which is largely unchanged with respect to its footprint, save an extrusion to the west which remains within its maximum curtilage extent. In other words, the extension does not extend beyond the western-most tip of the existing building to the west.
4. This extension, remains set back from the adjacent outbuilding also associated with 7 Bennetts Close and thus the dwelling remains subordinate in scale to the primary dwelling occupying the site.
5. The design is contemporary and relates to the existing dwelling through the use of its proposed distinctive dark timber which features on the primary dwelling and other neighbouring properties in the immediate vicinity .
6. Amenity to the neighbouring property located east of the proposed dwelling is protected via restricting window sizes and openings on the respective flank. Improved cavity wall build-ups will ensure that acoustic amenity is protected both for future occupants and existing neighbours.
7. Amenity to the primary property within the greater site is largely unaffected too, due to the proposal site not being prominent from its key vantage points due to its existing setbacks and other large outbuildings position between the dwelling and proposed dwelling.
8. No unreasonable overlooking in either direction is afforded, nor that to the north-west given the extensive distances to the property which is also set behind another garage outbuilding.
9. The proposed dwelling boasts of ample space internally, ample natural light, adequate off-street parking, a large private garden, generous internal ceiling heights and provides for a healthy living environment providing much needed housing stock in the area.
10. The proposed dwelling provides an opportunity to provide 1 new dwelling on a large site and subsequently makes better use of that site in accordance with NPPF aims, without it being detrimental to its context.
11. My team will remain at your disposal throughout the application should you require any assistance in determining the proposal.

