

DESIGN AND ACCESS STATEMENT

Construction of single storey extension

30a Glebelands, Cheriton Bishop, Exeter EX6 6HZ



RT Designs

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Introduction

This Design and Access Statement provides supporting evidence for a Householder Planning Application to construct a single storey extension to the side of this two-bedroomed home. The extension will provide a kitchen/dining room more suited to modern family living with direct access to and from the living room. The current kitchen is very small with no room for a dining table, it is also separate from the living room. The couple purchased the property approximately six months ago, the extension will enable them to create a third bedroom within the property to accommodate their growing family.

Location

30a Glebelands is centrally located within the village of Cheriton Bishop, with properties on all sides.



Images reproduced from Google Earth June 2023

The property is semi-detached, the existing conservatory has windows on its southeast elevation, looking onto the neighbour's boundary. These proposals have no windows on the southeast elevation and as such increase privacy with regard to the adjoining property. The changes to the other elevations are minimal and will have no impact on other neighbours.

Design and Appearance

The proposed design is functional and unobtrusive being only single storey, as explained above it will have limited visibility from elsewhere. The absence of windows on the southeast elevation actually increasing privacy for the nearest neighbour. The wall materials of timber weatherboard cladding are in-keeping with the area and inoffensive. The roof will be a flat roof covered in EPDM synthetic rubber roofing material, dark grey in colour. The uPVC windows and doors will match the those in the existing house, the patio doors and fixed side lights from the existing conservatory will be re-used in the extension on the northwest elevation.

The existing conservatory will be demolished to allow for the construction of the new extension, the increase in gross internal area will be 15m². This is not considered to be excessive.

Policy Context

The proposed extension is not considered excessive in its size or proportions and is supported by Mid Devon's Adopted Local Plan policy DM11 Residential extensions and ancillary development. The proposals meet all three of the criteria set out by this policy as detailed below:

“Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;
- b) Will not result in over-development of the dwelling curtilage; and
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.”

Flood Risk

The property is not located within a flood risk area.

Ecology and Landscaping

The proposals will have no significant impact on the surrounding landscape or ecology. It will have no impact on any trees, hedges or plants being constructed on what is currently a decked seating area.

Access and Parking

The number of parking spaces will be unaffected by these proposals.

Surface and Foul Drainage

The property is served by mains drainage.

Conclusion

The design is inoffensive and in-keeping with existing property. The materials have been chosen to assimilate with the existing house. Approval of the scheme will enable the applicants to extend their family without having to move house, providing a larger, more open plan living area which will enable the existing kitchen to be converted to a third bedroom. We therefore respectfully ask that Mid Devon District Council considers approving this scheme.

Appendix A – Photographs of the Existing Property

Northwest Elevation



Southwest Elevation



Northeast Elevation



Boundary with Neighbour

