

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION

SINGLE STOREY PITCHED ROOF EXTENSIONS TO REAR (FOLLOWING DEMOLITION OF SHARED OUTBUILDING AND CONSERVATORY TO NO.2), BOUNDARY WALL, REPLACEMENT WINDOWS AND INSERTION OF DOOR TO SIDE OF NO.2., AND ASSOCIATED ALTERATIONS.

1 & 2 CHURCH WALK, LAXFIELD, IP13 8DL

FOR

MRS. C. WINGATE (NO.1) AND MR. R. SUTTON (NO.2).

USE

Nos. 1 & 2 Church Walk are a pair of semi-detached Victorian cottages.

AMOUNT

The proposal is for extensions to the rear of both Nos. 1 & 2 Church Walk, following demolition of an existing shared outbuilding having a footprint of 23.272m² and a conservatory to No.2 having a footprint of 6.045m², giving a total floor area of 29.317m² to be demolished.

The proposed extension to No. 1 has a footprint of 13.181m² and No. 2 of 34.195m², giving a total proposed footprint of 47.376m², an addition of 18.059m².

LAYOUT & JUSTIFICATION

An existing extension to the rear of No.1 has been dictated by the existing outbuilding, to which it sits uncomfortably with. This outbuilding is shared across the boundary of Nos. 1 & 2 and makes it, impossible to extend No.2, combined with the tapering boundary with No.3. The outbuilding is low and of a shape that cannot be easily combined and upgraded into an extension for either No.1 or No.2. The existing cottages are modest in their layout and level of accommodation within. The demolition of the shared outbuilding allows the properties to be extended to meet the needs of C21st living, to a level relative to the size of their plots.

SCALE

The scale of the proposals is in keeping with and sub-servient to the host dwellings. All additions have been designed as single storey, and relate to the existing extension to the rear of No.1.

LANDSCAPING

The rear gardens of Nos. 1 & 2 are already established, and except for a modest area of slab paving to the rear of the new extension of No.2, no additional landscaping is proposed.

APPEARANCE

The extensions have been designed to complement the existing dwelling. Roof pitches, proportions and materials reflect existing features of the existing dwellings. No materials or design elements have been employed that are not already present on the existing dwelling.

ACCESS (A)

Nos. 1 & 2 Church Walk sit within the core of the village of Laxfield adjacent to the church. Access to the site is already established by the existing site. The proposals will have no adverse impact on access.

ACCESS (B)

There is no vehicular access to the properties. Pedestrian access is available from the rest of the village via a metalled path which allows access by all, regardless of age, disability, ethnicity or social grouping. The proposals will have no adverse impact on access.