

Design & Access Statement (amendment 20/3/24 to permission 22/03359/FUL to provide external rather than internal stair)

**Single storey rear extension
One and a half storey side extension**

**Rose Barn
Cemetery Lane
Bourton on the Water
GL54 2HB**

Design

The property is not in the Conservation Area but is in AONB and is not Listed.

It comprises a chalet type bungalow built in the 21st Century in natural stone under a natural blue slate roof and with uPVC windows and wooden doors remotely situated at the end of cemetery Lane in a substantial plot.

Surrounding properties are of similar traditional construction.

The owner requires additional ground floor space together with a self-contained bedroom which the proposal will provide.

The proposal does not constitute overlooking or loss of light constitute overlooking or loss of light to neighbouring properties as they are sufficiently remotely located.

To afford more floor space to make the ensuite bedroom more usable it is required to move the staircase to the outside. It is to be noted that surrounding properties Bury Grange, Bury Barn and Lake View have external stairs.

The shell of the extension is built and the roof is on.

The stairs will not be visible from the road or footpath.

Access

The building at present has pedestrian and vehicular access from Cemetery Lane together with ample parking for five cars all of which would be unaffected. Level access to the host building would be provided.

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