

HERITAGE AND DESIGN

ACCESS STATEMENT FOR

PLANNING APPLICATION

AT DOVER BECK HOUSE

GONALSTON LANE

EPERSTONE

The Design Process

Planning permission for this development is being sought to demolish an existing rear glazed conservatory and replacing it with a single storey garden room in facing bricks and clay pantiles to match the existing building. Planning permission was granted for a single storey side extension 15/00110/FUL and the conservatory 95/50561/FUL which were both constructed.

Use

The development will be used for residential purposes only.

Amount

The area of the proposed extension is 19.2m².

Layout

The proposal will provide the owners with a more useable space to enjoy the rear garden, plus will be aesthetically pleasing to the local area.

Scale

The scale of the proposals are in proportion to the setting of the building and will not have any overbearing impact on the surrounding properties.

Landscaping

The surrounding garden areas are unaffected by the proposal. No existing hedges or trees are to be removed as part of the development.

Appearance

The windows and doors are to be white wood grain u.p.v.c. with proportions to match the existing style. The brickwork is to be Birtley Old English bricks with Red clay New County Pantiles to match and two velux CC04 double glazed conservation rooflights.

Access

Access to the site is unaffected and there is ample parking to the front of the existing property.

Planning Policy Considerations

DM5 Design

The proposal is considered to satisfy this policy as follows:

- 1 Provision for safe access and parking is preserved and there is no impact on the highway network.
- 2 There is no adverse impact on neighbouring amenities.
- 3 The layout of the development within the site and separation distances are sufficient to ensure that neither suffers from unacceptable reduction in amenity.
- 4 The host dwelling retains a reasonable amount of amenity space relative to its size.
- 5 The proposal respects the design, materials and detailing of the host dwelling.
- 6 The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape, character and open character of the surrounding countryside.

DM9 Protection and Enhancing the Historic Interest

The proposal is considered to satisfy this policy as follows:

The development proposal takes into account the distinctiveness, character and setting of the conservation area including open spaces and natural features and is reflected in the layout and design form, scale, mass, use of materials and detailing.

Conclusion

For all the above reasons, it is submitted that the proposed development is entirely in accordance with national and local planning policy. The proposal is considered appropriate for this location in terms of its size, scale, appearance and siting. No other harm would arise from its construction which may otherwise preclude permission from being granted.

On this basis, it is submitted that the Local Planning Authority should grant permission for the proposed development.