



DESIGN AND ACCESS STATEMENT

Change of use of Garage and conversion to flat roof
and part double storey side extension with pitched
roof and inclusion of Garage

This report is aimed at supporting the drawings proposed for full submission for planning.

keeley Wilby

1 – Overview

The property resides in a residential area amongst similar dwellings with extensive and varied extensions. The plot sits within its own boundary but has a large shared driveway. It is demonstrated that this area will not be affected by the proposal.

The property is currently a 3 bedroom home with lounge, kitchen and W/C. It has a large garage at the side/rear which will be linked to the house and converted into a habitable area. Currently the garage roof has a large pitched roof, but this will be converted to a flat roof with sky light to ensure a less intrusive extension to neighbouring properties.

The Double storey extension will house the garage and utility room and increase the bedroom sizes upstairs to accommodate a growing family.

The extension has been stepped in 150mm from the boundary to reduce disruption to neighbouring properties during the build phase but any disturbance to fences, shared driveway would be made good at the end of the build.

2 – Planning History

Previous planning permission submitted:

NONE

3 – Size

The current property has a total of c.95m² not including any loft space.

The proposed additional extension will be c. 35m².

This makes the total area of the property c.130m²

4- Appearance

The dwelling will keep the current appearance using the same bricks and roof tiles to match. It will continue similar lines and window openings to match the current look.

The extension has been designed to fit in with all neighbouring properties and is of modest proportions similar to other houses in close proximity.

There will be no change to the original character of the house.

The proposed roof ridge heights are lower for the extension.

There would still be parking available for 2 cars on the driveway.

5 – Design

The design is to remain in keeping with the house shape and neighbouring properties. All materials will be kept as they are at present.

6 - Flood Risk

A review of the OS mapping shows no significant surface water features of note within the immediate vicinity of the site.

The site is also located within the Environment Agency flood zone 1, which is of low risk. In addition, there is a low risk of flooding from surface water.

7 - Access

Entrance to the site will be made via the existing vehicular road of Fairfields, no alterations are proposed within the existing adopted carriageway. The existing drive will not require modification within the site to allow additional parking.

Conclusion

We believe that the site is capable of supporting the additional size of the property without any impact to the surrounding neighbourhood. The house will be built using materials to be sympathetic to the area and will not be a bulky extension, simply some added floor space to accommodate the needs of a family.

Keeley Wilby