

DESIGN STATEMENT
FOR THE PROPOSED DESIGN AMENDMENT
TO PLOT 3 PLANNING APPROVAL REF 3/2010/0387
TO
LAND AT HILLSIDE
BROCKHALL VILLAGE
LANGHO

Job Num 5666 Version 1.00 Date August 2020



Sunderland Peacock and Associates Ltd

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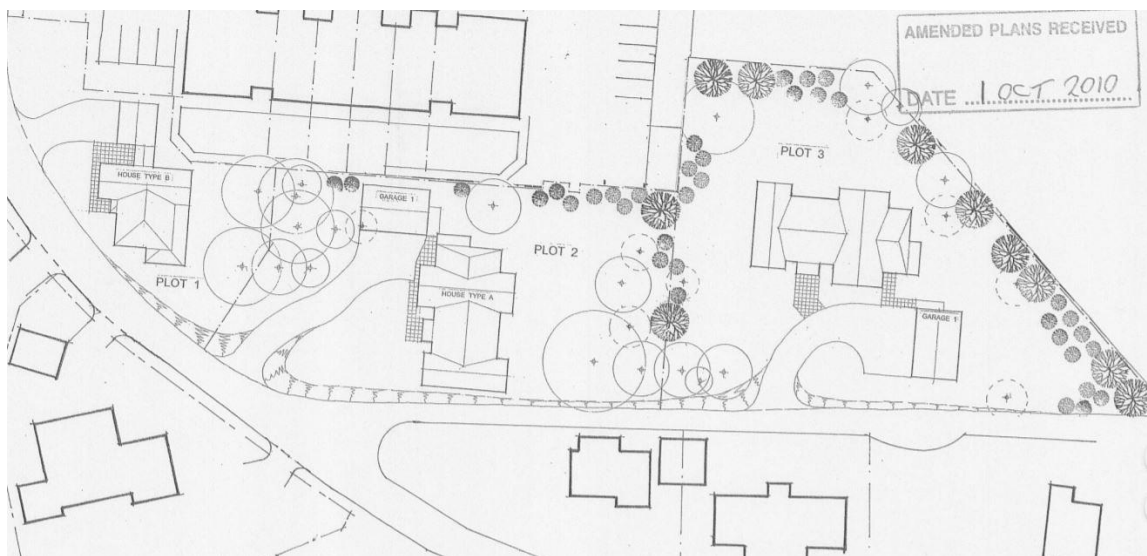
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1.0 INTRODUCTION

This design statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Gaffey, as part of an amendment to an implemented planning approval which was granted planning permission in October 2010.

2.0 EXISTING

The planning approval ref 3/2010/0387 is for three new dwellings on the associated land with a section of the approved site plan pictured below. Plot 2 has been constructed and therefore implementing the planning approval. This application relates to the design amendment to plot 3 which has been established through this approval and implantation.



3.0 DESIGN PROPOSAL

The design amendments are formed on the design principles established as part of the planning approval, the elevations of which are pictured below. This includes the creation of two feature gable, window proportions and materials.

The main section of the building footprint has been reduced from the approval whilst now incorporating a connection to a garage, formerly detached, which will be occupied by utility space not uncommon with modern designs.

The building proposal has been re-orientated to maximise the sunlight into the property and use of the space around it as well as maintain privacy distances to the surrounding properties. A new single storey outbuilding will be positioned on the south-east boundary for residential annex use.



4.0 CONCLUSION

In conclusion, the proposals which form the basis of this application provide an amendment to an approval which has already been approved and has the principle established. The application seeks to rectify design amendments to the approval as well as inclusion of an external building.



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