

**Planning Application for demolition of existing conservatory, erection of
single storey rear extension and improved drive turning head, Lower
Whins, Sabden
BB7 9HP**

Design and Access Statement

22-030



June 2022

The Proposal (Use)

The proposal is for demolition of the existing conservatory, erection of single storey rear extension and improved drive turning head to front of property.

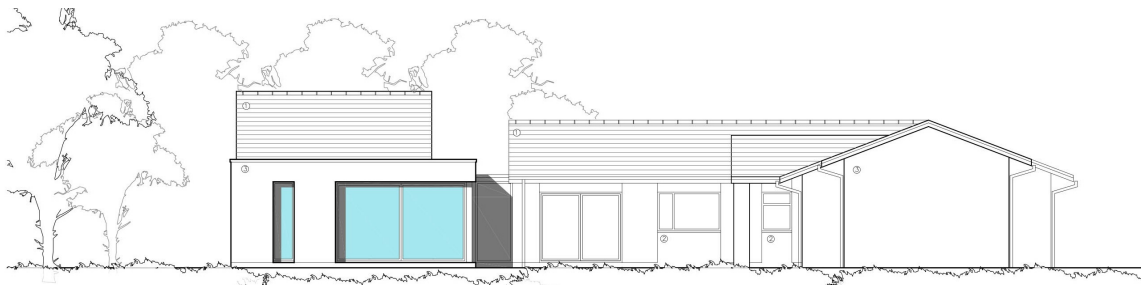
This Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995, as amended in Circular 01/06 (Guidance on Changes to the Development Control System) (Section 3).

Appearance and Layout

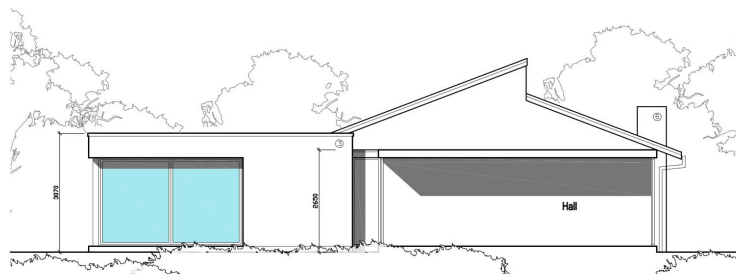
The extension will have a flat roof and be in-keeping with the existing property through the use of matching external materials and simple window and door openings. Positioned to the rear of the property, the proposed alterations are completely out of sight from the surrounding area.

The extended hallway links to a new kitchen/diner at the rear of the existing living area providing a better connection with the garden.

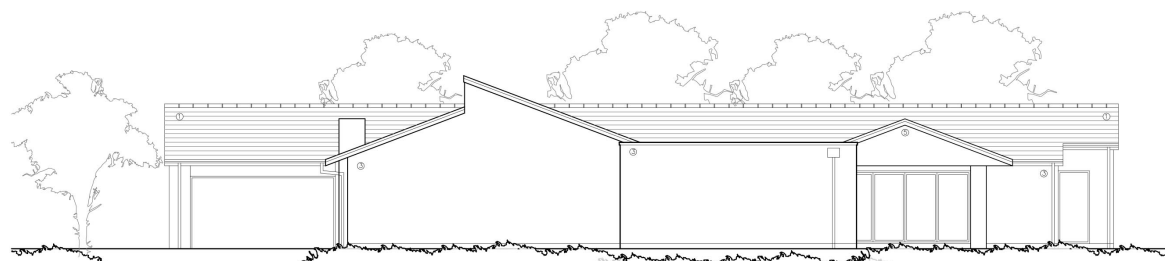
The proposed elevations are illustrated below:



PROPOSED SOUTH ELEVATION (3)

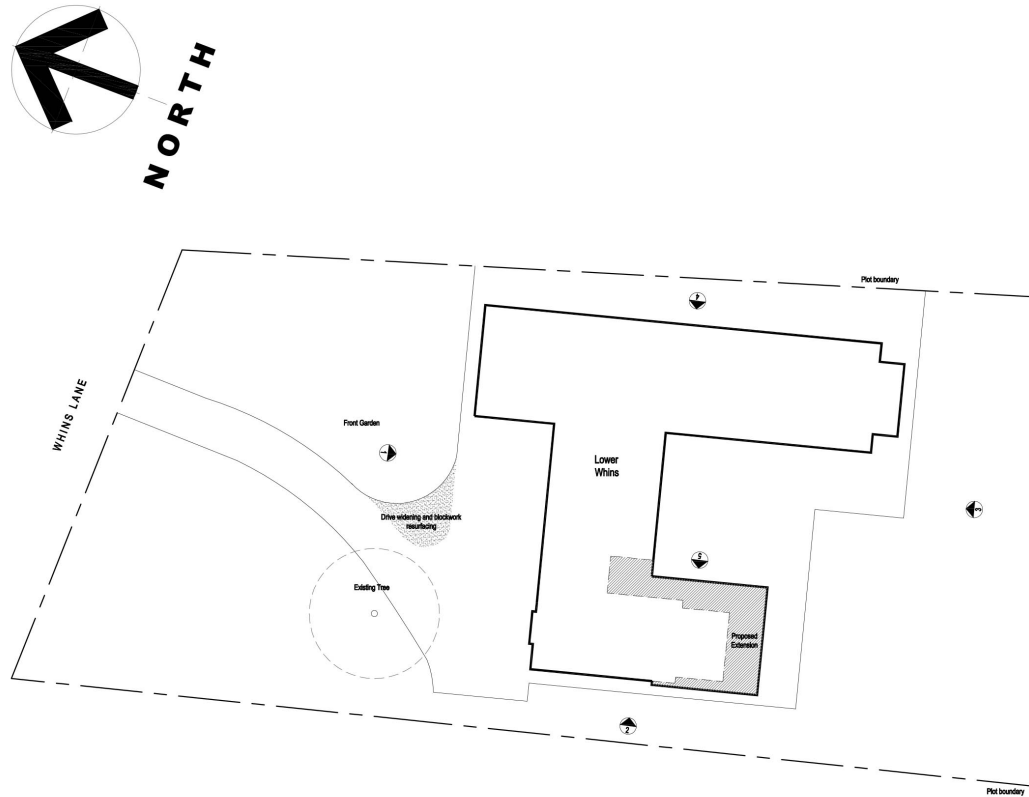


PROPOSED EAST COURTYARD ELEVATION (5)



PROPOSED WEST ELEVATION (2)

To the front of the property the drive turning head is widened to provide more convenient turning space for vehicles.



Scale and Amount

The existing conservatory has a gross external footprint of 14 SQ.M. The extension proposed in place of the conservatory is modest in scale and has an overall footprint of 47 SQ.M. resulting in an additional footprint of 33 SQ.M. The height of the extension is roughly 3m.

Access

Access throughout the property is level on a predominantly flat site.