

# **Design and Access Statement**

For

## **A Single Storey Extension RE-SUBMISSION**

at

Meadow Bank, Sawley Road, Grindleton, Lancashire

### **Report Completed By**

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## **1 Introduction**

- 1.1 This design and access statement is written in line with *“Design and Access Statement How to write, read and use them” (CABE, 2007)* as required by *“The Circular Guidance on Changes to the Development Control System”*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

## **2 Proposal**

- 2.1 To construct a single storey extension to the front of the dwelling.
- 2.2 The extension shall stand on an existing patio area, which currently stands on the footprint of a sub-surface garage.
- 2.3 The extension has been designed in to be constructed with materials which are in-keeping with the main house and also with the surrounding area.

## **3 Use**

- 3.1 The extension shall be used as a lounge/dining area for the occupants. This two bed dwelling is lacking in space for the current family in occupation.

## **4 Design**

- 4.1 The extension has been designed in such a way that the materials are in keeping with the surrounding and match that of the existing dwelling.
- 4.2 The size of the extension was determined by the below ground garage’s footprint. The extension is to sit on the garage and so shall not disturb any root systems as there shall be no great excavation required.
- 4.3 The extension shall stand on the existing solid, impermeable patio.
- 4.4 The colours and materials selected are natural to the surroundings. The walls are to be random stone to match the existing walls, the roof is to be slate to match the existing property, and the window frames shall either be of timber to match the existing.
- 4.5 Light shall not be lost from the neighbouring property as the proposal is some distance away, with a range of trees and hedges obstructing views. This will prevent any overlooking to and/or from the property. The neighbouring property has a conservatory to its front elevation as can be seen on the location plan.

## **5 Landscaping**

- 5.1 To the front of the extension there shall be a decked area; as with the nature of decking this shall cause minimal disruption to root systems from nearby trees by avoiding the need for significant earthworks to raise the level. This will allow for external hard standing to the front of the property as existing.

## **6 Access**

- 6.1 Principal access to the property shall not alter, there shall be doors to the front of the extension as existing and so shall allow for access to the dwellings, however it is the side entrance that is used as the primary access to the dwelling.
- 6.2 There shall be a double personnel door to the centre of the front elevation of the extension. The double doors and window to the front elevation are positioned and designed in such a way to mirror the existing double doors and single personnel door. Designed as such to reduce visual alterations.

## **7 Appraising the Context**

- 7.1 All of the proposed alterations are designed to replication or improve the appearance of the property and to improve the internal layout to create a more useable family space. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal shall not cause any negative alterations to the landscape of Sawley Road.