

Access & Design Statement for**T1200 – PROPOSED EXTENSIONS, INTERNAL & EXTERNAL ALTERATIONS TO THE MAIN HOUSE AND CONVERSION OF THE OUTBUILDING:**

187 Drub Lane, Gomersal, BD19 4BZ

Client/Owner:

Mr & Mrs Gray,
187 Drub Lane,
Gomersal,
BD19 4BZ

Proposal:

The existing three bedroom detached bungalow is proposing the erection of a two storey link extension between the house and the existing garage, the addition of a first floor dormer, the removal of the existing conservatory, the conversion of the outbuilding with internal and external alterations.

Design Use:**Two Storey Link Extension:**

The space created by the two storey link extension will be used as an open plan kitchen / dining room. Our proposals seek to improve the flow through the ground floor creating both open living areas and more private spaces away from the main hub. The spaces in the existing house vacated by the kitchen and dining room will be used to house a home office, utility room and a larger entrance lobby. The existing garage will be converted into an informal lounge accessed from the open plan space. On the first floor the link extension will house an additional three bedrooms.

Dormer Extension

The additional footprint gained by the dormer extension will be used to extend two of the existing bedrooms and to allow for the house bathroom to be relocated from the ground floor to the first floor

Outbuilding Conversion

To the rear of the property there is a former stable block which is currently being under used to store garden equipment. We are proposing to convert this outbuilding into three separate spaces; a carport which will be open on one side (replacing the car parking spaces lost to conversion of the existing garage), a games room and an area which will be retained as storage for garden / household equipment. There are no proposed extensions to this existing structure.

Conservatory Removal

We are proposing to remove the existing conservatory and install a raised decking area in its place. This alteration will allow the rooms at the front of the property to have unobstructed views of the garden and will increase the amount of natural lighting within these spaces.

Amount:**Existing:**

• Ground Floor:	151.00 sqm	
• First Floor:	80.85 sqm	
House Total:		231.85 sqm
• Garage	41.12 sqm	
• Outbuilding:	91.31 sqm	
Overall Total:		364.28 sqm

Proposed:

• Ground Floor:	225.43 sqm	
• First Floor:	189.90 sqm	
House Total:		415.33 sqm
• Outbuilding:	91.31 sqm	
Overall Total:		506.64 sqm

House Size Difference: 183.48 sqm larger than existing.

Total Size Difference: 142.36 sqm larger than existing.

The Site Layout:

The proposals have been designed to relate sympathetically with their surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regard to privacy, noise, smell or other nuisances, and the privacy of the existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Our proposals seek to attain appropriate levels of sunlighting and daylighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face neighbouring dwellings.

Privacy:

The proposals do not unreasonably impact the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward private garden areas.

Overshadowing:

The proposals are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposals do not unreasonably dominate or result in a significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Driveways and Parking:

The car parking spaces lost from the conversion of the existing double garage will be replaced with the addition of a carport into the existing outbuilding structure. To access this carport the existing driveway will be extended to the rear of the property, this additional portion of driveway will be built in permeable grasscrete to maintain the landscape features of this part of the site.

Private Garden Space:

The proposed extensions will still leave a large rear garden area for family living with some flat lawn type areas and further hard landscaping in other areas. At the front of the property additional garden space has been created by the removal of the conservatory and installation of the raised decking in its place.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

The Visual Impact on the Site and Neighbouring Properties:

The design will support local character and distinctiveness. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Scale:

The scale of the building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it.

Planning Policy:

All relevant planning policies have been considered.