

DESIGN & ACCESS STATEMENT

Planning application for a new proposed 3m single storey rear extension, in place of the existing conservatory and a single storey 2.7m rear extension to an existing single storey extension to include x2 Velux skylights, with alteration of the existing roof.

Application site: 5 Langdale Drive, HD5 9EW

1.0 Introduction

The modern addition would enhance the character to the existing house and create a modern home for a family's changing needs. Internally the property requires an extensive need for internal alterations and refurbishments.

2.0 Property constraints

The internal spaces in there current status does not allow for efficient circulation, due to the existing spaces being utilised for other functions of the house.

Internal subdivisions have also been considered, but it does not work efficiently regarding the variable corridor widths on the ground floor. We are therefore faced with a functional need, as part of the brief, to accommodate an expanding family and to promote development, with a balanced approach without maximising the site, and by maintaining the standards set within the Standard planning document.

3.0 Proposals

The house currently has an existing conservatory to the rear with a single storey extension to the rear of the house. The house was previously extended to the side, on top of the existing garage.

The neighbouring garage to the side of the house and to the bottom of the garden, shelter the boundary area of the garden, therefore there will be no overlooking into neighbouring gardens due to the position of these garages. The shed being repositioned to the bottom of the garden would further shelter the garden boundary.

The replacement of the existing conservatory by a proposed single storey rear extension would follow the same exact footprint of the existing conservatory, so no new built space would be created to create additional floor area fir this part of the development.

Garden spaces would still be maintained to the front and to the rear.

4.0 Relevant Planning Policies

Most of the houses have a massing that is similar in composition and form to the style of the proposed extension, which would be in character and in keeping with the host dwelling. This would agree with NPPF¹.

The neighbouring properties to the south, would have an obscured view of the rear of applicant's property owing to the window layout of their own property, coupled with the distance and angled relationship between the properties.

There will be no loss of light or loss of visual amenity, from the proposed development.

The National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, the SPD assists with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

The proposed extension would not cause any harm to the visual amenity of either the host dwelling or the wider street scene

A proactive approach will be undertaken, liaising with the Local Planning Authority and adjusting the design prior to determination if needed, and at the same time welcoming the applicant's feedback. This will enable proactive feedback, and the applicant/Architects would welcome this prior to determination.

¹ *NPPF see Appendix D: National Planning Policy Framework (2021) - Paragraph 149 PART C and D*