

Design and Access Statement

28 Heather Drive

Proposals

The application proposes to extend the rear of the bungalow and to create a new brick shed. The applicants wish to increase the size of their living accommodation and create open plan areas and to relocate the kitchen, which is currently relatively small.

Context

The existing property is located on 28 Heather Drive and consists of brick-built bungalows with the rear boundary enclosed by woodland areas.

Use

The applicants wish to create an open plan living and dining area and to relocate the kitchen, which is currently relatively small. There is no change to the existing use proposed.

Amount

The existing dwelling is 82m² in floor area, excluding the garage. The proposed increase in floor area is 22m². In terms of site coverage, the extension is a small addition to the overall redline site boundary, which includes a generous rear garden.

Appearance and Scale

The external appearance of the dwelling through the use of design cues taken from the existing property is considered to be appropriate constructed in brick to match and accommodated within an existing recess to the rear. The proposal also incorporates steps to improve garden access. The dwelling as proposed would have no detrimental impact on the adjacent occupiers.

Layout

The proposed extension creates and enhances the useable living accommodation, providing an open plan arrangement which is better suited to the applicants lifestyle. The dwelling will continue to have a sizeable rear private amenity area serving the dwelling.

Landscaping

The landscaping generally remains unchanged, however, enhanced access to the garden is provided.

Access

Vehicular access to the site remains unchanged and the internal access is illustrated on the proposed plans.

Conclusions

The dwelling is no larger than necessary to meet the needs of the applicants. Its scale and form will not result in an incongruous adjustment that would cause unacceptable harm. The choice of materials and the design and detailing of the development respects and reflect elements of the existing building.

The proposed dwelling will cause no harm to the amenities of the occupiers of the adjacent dwelling through loss of privacy.

It is respectfully requested that permission is granted.