PLANNING, DESIGN AND ACCESS STATEMENT

Site Address:	51 Novi Lane Leek Staffordshire ST13 6NX
Applicants Name:	Mr & Mrs Dodd
Local Authority:	Staffordshire Moorlands District Council
Scope:	This report comprises a Design and Access Statement to comply with the guidelines prepared by the Commission for Architecture and the Built Environment and also the relevant development policy and Government guidance.

Description of Development:

The erection of a single and two storey rear extension.

Relevant Planning Policies:

The site is not located in a conservation area and site is not of nature conservation interest, there are no relevant planning policies for this application.

Application History:

This property has no previous planning application history.

Consultation:

There have been no pre-application consultations regarding this submission.

Site:

51 Novi Lane, Leek is a semi-detached 3 bedroom property, Built in approximately 1940. The property is ex local authority and is typical in its design and layout of the locality. Sited in the residential area of Haregate, Leek, the site is accessed directly off the highway via a private driveway. The area around the proposed site is a mixture of property styles, predominantly residential; there are commercial premises further along Novi Lane. Many of the properties have been extended or altered to increase the living accommodation the property offers.

The site is not located within a conservation area, area of outstanding natural beauty or a flood risk zone as indicated on the Environment Agency's Flood Map.

Scale:

The proposal is to extend the property across the rear and into the back garden. The proposed extension will be single storey nearest to the boundary fence with the attached neighbour in consideration of the light and space currently enjoyed by the residents of this property. Increasing to two storey in height moving away from the attached neighbour.

Layout:

The proposal will increase the size of the living accommodation by providing additional space for the family in the new open plan kitchen on the ground floor, redesigned existing kitchen will become a utility room with a wc & shower.. The proposed first floor will provide a fourth bedroom. Windows and doors within the proposed have been located to remain in keeping with existing openings and sympathetic with regard to overlooking neighbouring property.

Flora & Fauna:

Hedge row and shrubs in the rear gardens shall all be retained as existing following the proposal. The rear garden area is to remain flag stone patio.

Refuse Storage & Collection:

The existing situation for storage and collection of refuse shall not change.

Parking:

The existing parking situation shall remain.

Appearance:

The appearance of the proposal has been kept simple and shall match existing materials and finishes wherever possible. The new windows and doors are to be UPVC double glazed.

Conclusion:

The proposal has been designed having regard to the Staffordshire Moorlands local plan 2016 – 2031.

In light of the above it is considered that the proposal is acceptable and should receive the Local Authorities approval.