DESIGN AND ACCESS

The site is represented by a sizeable detached two storey dwelling house with attic accommodation. In common with others in the immediate locality, the house was probably first constructed in the 1950s/60s. It has been recently extended to the side so as to provide attic accommodation over a 2 car attached garage.

The house has a large front plot where there is ample space for car parking and turning and a very long rear plot which backs onto open fields.

The proposal comprises 3 elements:

1. A modest extension to the rear so as to slightly enlarge the kitchen. This in effect resolves an inconvenient set back to the rear elevation left after previous extension.

2. A single storey hobby workshop for the new owner / occupier. The building is very nearly development permitted by the GPDO 1995 as amended except for the pitched roof proposed which exceeds the prescribed limits therein due to the building's proximity to the side boundary.

3. A hipped pitched roof to an existing front dormer. This is simply to improve the appearance of the dormer which currently has a flat roof in need of repair.

There are no special provisions proposed for enhanced access.

09/01191 SMD

NORTH



Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

DRAWING NO. 59LLX 01 SITE LOCATION 1:1250 / DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING HOUSE, ERECTION OF OUTBUILDING AND FORMATION OF A HIPPED ROOF OVER EXISTING FRONT DORMER AT 59 LADDEREDGE LEEK STAFFORDSHIRE MOORLANDS

11 2009