DESIGN AND ACCESS STATEMENT

3 Moorland House Cottages

Whiston

ST10 2HZ

Introduction

This Design and Access Statement is submitted in support of a planning application **Staffordshire Moorlands District Council** in respect of a rear kitchen extension to 3 Moorland House Cottages, Whiston, ST10 2HZ.

The Statement sets out the justification for the proposed development in relation to relevant planning policies at a local level.

The Statement also explains the content of the planning application whilst the design is illustrated on the submitted application drawings.

The building is Grade II listed and the application is accompanied by a separate Heritage Statement.

Proposal

The extension to the kitchen is required by the applicant to provide additional space for a growing family.

Suitability

This site is suitable for such an extension; it will not adversely affect the neighbours and the use is complementary to the use of the house as domestic habitation.



Planning History

The property has benefited from an approved two-story extension d SMD/2007/0168 which was accompanied by listed building consent SMD/2007/0120.

Local Planning Policy Justification

Policy SS10 Other Rural Areas Strategy

This policy allows for *extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not*

have a detrimental impact on the existing dwelling and the character of the rural area.

Design Strategy

The extension of a constructed of rough coursed sandstone with corbelled stoned at eaves level to match the previous two-storey the side extension and will hide around 60% of the existing pebble dashed walls.

The roof will be in Staffordshire blue tiles it 22.5° pitch, falling beneath the bathroom window stop the will be a boarded roof underneath the tiles for weather proofing. The external roof tiles match existing

There will be two conservation style roof lights in the roof, giving additional light to the kitchen area.The extension will be set back at the sides to expose existing stonework on the boundary and the ends of the quoins on the existing kitchen.

The exterior design will match your existing with stone lintels, timber French doors with George and pains to match and 450 x350 x150mm stone quoins to match the existing extension.

Corbelled stone noted the eaves level with cast iron rainwater goods to match existing will also be installed.

Extension is at the rear of the property and will be visible only to residents of the joining property.



Use and Amount

The dimensions are illustrated on the accompanying drawings.

Scale

The proposal will not affect the scale of the existing property and has been designed to be in keeping with existing design and proportions of the listed building.

Layout

The space will be laid out as a domestic kitchen.

Landscaping

The rear private amenity space will not be adversely impacted by this proposal.

Access Component

Vehicular and pedestrian access in the locality will be unaffected by this proposal.

Analysis

The key element to be considered is the design of the extension and the materials

used. The applicant has considered, in addition to Local Plan policy SS10 the requirements of **Policy B13** which stipulates that development proposals must demonstrate a good quality of design that reflect the existing scale, character, mass, design, colour, materials and surroundings.

Neighbour Amenity

It is not considered that the refurbishment of this property would have an adverse effect any neighbouring property nor on the viability, vitality or appearance of moorland cottages.



Conclusion

the Applicant believes that the proposal does not have any implications on the integrity of the listed building, having benefited from previous approval for a two storey extension. The rear kitchen extension has been designed to reflect the host property and will use materials to match. Design features will be incorporated as appropriate, and is laid out above and on the attached drawings.

Having regard to all these factors the application proposals accord with adopted Plan Policy and represent an acceptable form of development within this location.