

Thorncross Farm, Leek

## Design & Access Statement



The proposals comprise the conversion of the existing garage to an office and utility room and a single storey extension to provide a snooker room. The existing garage is no longer required for car parking. The home office is required for use by the applicant in conjunction with his existing commercial activities on the wider site. The utility is to replace that lost by the provision of a usable entrance hall, this being the principal access into the house.

The extension for the snooker room is based on the minimum size for such a use. The front and rear walls of the extension have been inset from the existing garage walls and the roof level has been set lower so the extension is subservient to the existing structures. Materials will match the existing.

The existing house was built in 1995 and a conservatory added in 1999. The floor area of the existing house is 210m<sup>2</sup>. The floor area of the extension is 36m<sup>2</sup> which, together with the former conservatory (21m<sup>2</sup>), represents an increase in area of 27% of the original floor area of the house.

Access is not affected by the proposals