Proposed Extension to –

Oakleigh, Park Lane, Ipstones, Stoke on Trent, Staffordshire, for Mr and Mrs P Barks.

Design and Access Statement.



Contents

1. Design Statement
2. Access Statement

Design Statement

Proposed use

This application proposes the existing dwelling be modified to better suit the need of the owners. The existing kitchen, bathroom and third bedroom are small and it is desired that these be replaced by the new extensions. The existing outside WC and coal store are now redundant. The car port is in need of refurbishment and it is proposed that this be replaced.

This will be achieved by:-

Proposed kitchen extension – it is proposed to build a single storey extension to the rear of the property and to combine this with the existing dining room and kitchen to form the new kitchen. This will replace the existing WC and coal store.

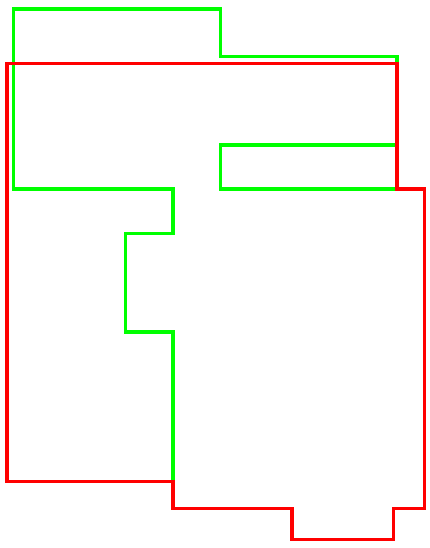
Proposed garage – it is proposed to build a two storey extension to the side of the property to replace the existing car port.

Replacement third bedroom and bathroom – it is proposed that these be constructed above the proposed garage.

The existing building is of brick and tile traditional construction. It is proposed to develop the extensions in materials of colours and styles to match the existing.

Size and Scale

The area covered by the proposals utilises existing space within the generous site. Existing outbuildings on the site will be removed to make room for the proposals.



Existing footprint Proposed footprint

Existing / Proposed footprints

Layout

The layout is such that it incorporates, as far as is practicable, the existing outbuildings so as not to greatly increase the dwelling footprint.

Appearance

The proposals are to be constructed using materials of general type and colour to match the existing. The dwelling currently benefits from white uPVC double glazing and this is to be retained and matched on the extensions. The kitchen extension is to be single storey with a flat roof to reduce the impact on the adjacent property.

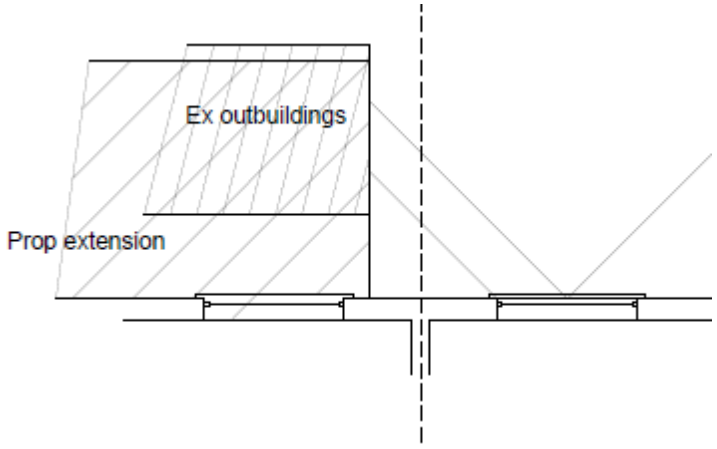
Landscaping

No major plans are proposed for this. The property sits within an established gardened area and this is to be retained generally as existing.

Right of Light

It is possible that the proposed works may impact on the Right of Light enjoyed by the neighbouring property. The existing outbuildings currently impact on this and it is considered that the proposed works will not make this situation worse.

The proposals have been discussed with the neighbour, Mr Cartwright and he has expressed no concerns and has no objections to the proposals.



Existing and Proposed influence on light

Access Statement

Access

Access is by way of an existing vehicular access off the public highway. It is not proposed to alter this arrangement other than to enlarge the turning / parking area adjacent to the proposals to suit the new garage. It is not proposed to install any drainage to the existing drive. This currently drains onto the adjacent garden and it is proposed that this arrangement remains.