BYATT OLIVER
ASSOCIATES

No3. The Cottages

Hazels Cross, Kingsley, Staffordshire ST10 2ER.

Design and Access Statement

This statement is to accompany the planning application and refers to the following drawings:

- 5519 – 001B – Sketch Scheme Plans – Proposed & Existing
- 5519 – 002A - Site Location Plans

0.1 INTRODUCTION
This document has been prepared on behalf of Mr & Mrs T Plant in support of a house holder planning's application to erect a single storey extension to the side of their primary residence.

Planning reference points:
SMD/2018/0688 – Extension to the Cattery
Ref: Small & Discreet, Backdrop of existing buildings & Layout of existing development
SMD/2018/0587 – Extension to Ivy Cottage
Ref: Consideration of Class E development
SMD/2003/0625 – Extension to Cross moor

0.2 SITE SETTING
The application site forms part of a block of 3 traditional cottages and is the furthest away from the highway of Banks Lane. The site is well screened from the other nearby highways Hazelscross Road and Hollins Lane. A mixture of mature trees, hedgerows and large detached dwellings restrict the views of the property from all public access points (See Photo 1 in Appendix A), and as such the application will have no impact on the open space.

The application site is accessed via a pedestrian footpath served of Banks Lane. The footpath also leads to the large garden which directly serves the applicant dwelling. It is considered that a garden of this size could accommodate a detached garage or outbuilding which could be considered under GPDO Class E, however this application seeks a more appropriate extension to the existing dwelling to provide the additional accommodate required.

0.3 USE
The application site is the primary residence for Mr & Mrs T Plant.

0.4 AMOUNT
The application site measures 160 sq. m.

0.5 SITING
The proposed extension is to be sited at the side of the existing dwelling. However, the connecting elevation is furthest away from the highway Banks Lane.

The proposed extension continues along the existing front building line which is considered to be the principle elevation. The extension is a continuation of the rhythmic pattern of development and is uniform in style and form. The proposed extension would be restricted from any public views due to the main mass of the existing cottages, the large neighbouring dwellings and the well-established hedgerows and trees. We therefore consider that the proposed extension will have limited impact on the current surroundings and setting.

0.6 SCALE

The row of 3 cottages forms the main mass of the buildings associated with the application, the proposed extension is subservient to the row of cottages. There is no standard patterns of development and the existing development layout is informal. The neighbouring dwelling are much larger in scale, form and mass and dominate the street scene. Two out of the three neighbouring dwelling have been granted permission for extensions and detached garages or outbuildings.

0.7 APPREANCE

The fundamental design and configuration principles for the proposed extension are very simple:

- A building footprint in line with the existing row of dwellings
- With the front elevation being the principle elevation, the scheme should address this elevation
- The large opening to the front elevation replicates the form on all 3 of the dwellings
- The proposed roof line is on the same plane as the existing rooflines, with a ridge line that steps.

0.8 MATERIALS

The proposed facing materials are to match the exiting dwellings.

0.9 ACCESS

The access to the existing dwelling will be retained with no action required, the proposed extension only forms additional living accommodation and therefore does not impact the parking requirements.

0.10 LANDSCAPING

Any additional landscape specification will be the subject of further discussions.

0.11 CONSULTATIONS

No pre application consultation have be undertaken, however we welcome any discussions with the Local Authority during the course of the application.

Appendix A - Photographs





