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Design & Access Statement

PLANNING APPLICATION FOR ALTERATIONS AND EXTENSIONS
At 74 SOUTHBANK STREET



March 2021

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Introduction/Context

This statement is produced to support a planning application to replace an existing single storey flat roof rear extension behind the kitchen outrigger with a lean-to extension across the width of the back of the property.

The scope of the extension would be broadly within permitted development criteria for a larger extension. The extension would be 4m from the rear of the original wall of the house. The height of the proposed extension where it abuts the rear wall would be 3550mm as measured close to the rear wall, ie vertically. However the ground naturally slopes away from the house, so although the measurement could not be technically taken there without use of a complex laser measuring equipment it would be 3930mm. The natural position to take this measurement would be from the neighbouring property and the lower ground level may result in a great height measurement than 4m.

The proposed extension has been discussed at length with the neighbouring occupant and has agreed to support the application, however as the proposal is close to the limits it is felt that a planning application should be submitted.



Proposal

The proposal is to replace an existing single storey, flat-roof extension to the rear of the property with a new single storey extension having a lean to roof across the width of the dwelling, to create a 'square' kitchen/dining room rather than the current galley kitchen which is practical for only one person at a time. The proposed extension roof shall be a low pitched self cleaning double glazed aluminium frame to maximise the natural light into the space, to provide a modern contemporary space within a historic property, in a similar style to the images below.



The removal of the single storey existing extension approx. 2.35m from the rear outrigger would be replaced with a shorter extension which shall liberate some of the existing yard area for much needed outdoor space. The way the ground naturally falls away, this has necessitated a raised decked area at the existing floor level. Foreshortening the depth of the proposed extension to a place where the ground is a sensible step down from the rear doors, so the raised deck can be removed and the yard area used to create a sitting area.



Layout

The ground floor layout remains mostly the same, the space occupied by the current single storey extension is essentially replaced and reconfigured behind the dining room and alongside the existing rear outrigger.

Use and Amount

The use is unchanged, but the footprint of the existing dwelling is increasing approximately 8.7m²

Scale

The scale of the proposal is not over dominant on the site and will provide useful garden area. The overall height of the extension is designed to maintain right to light to the neighbouring habitable windows.

Appearance

The appearance of the dwelling will be greatly improved with the new pitched roof, creating a contemporary almost loft living design kitchen

Landscaping

The only landscaping alteration will be the removal of the raised deck area and the yard level used to create a modest outdoor seating/eating area

Access

The existing access to the dwelling is not being altered.