

**Planning, Design and Access Statement for Planning
Approval – 15 St Marys Drive, Sutterton, PE20 2LU**

Proposed site: 15 St Marys Drive, Sutterton, PE20 2LU

Site Area – 0.03 Hectares

Undertaken on behalf of: Mr & Mrs Murphy

DATE: November 2021

1. Introduction

1.1. Planning Application – This Design and Access Statement is to support the planning application for a new dwelling house of Minor Development for approval of a two storey extension to a 2 storey detached dwelling.

1.2. The detailed drawings to accompany the application are:

- 015MAR021 Existing – Existing Drawings
- 015MAR021 Proposed – Proposed Plans
- 015MAR021 Site location plan - Site Location Plan
- 015MAR021 Block Plans – Block plans 1:500

2. Design

2.1. The Process

- 2.1.1. Assessment – The visual character, scale and shape of the property is to remain the same from the view from the highway whilst creating a modern extension that follows the scale of the existing envelope of the property.
- 2.1.2. The Highway view of the property will remain in the same style and aesthetics.
- 2.1.3. A Velux window located in the existing roof to give natural light over the stairwell is to be installed.
- 2.1.4. The proposed roof ridge is to be lower than the existing roof ridge
- 2.1.5. The Eaves of the proposal is to match the existing height

2.2. The Use

- 2.2.1. Currently the property is a three-bedroom detached house where the proposal creates a fourth bedroom on the first floor.
- 2.2.2 On the proposed plans attached to the planning application we have drawn out the extension that shows the extra room for a more spacious kitchen / day room area.
- 2.2.3. The additional space is designed to allow the dwelling the adequate space for its occupants whilst future proofing for later life adaptations that may be required.

2.3. Layout

- 2.3.1. The layout complies with all building regulations inclusive of Fire regulations

2.4. Landscaping

- 2.4.1. The frontage of the property will be untouched.
- 2.4.2. The rear garden will be reduced less than 6sqm. The recreational back garden is mainly grass and decked for a patio.

2.5. Appearance

- 2.5.1. From the highway, the property style and aesthetics will remain as existing.
- 2.5.2. The pitched roof of the extension will hold similar tiles to the existing roof.
- 2.5.3. The windows and doors will match the existing windows and doors in material (White UPVC) however they will be more modern in design. The design is to shield neighbouring properties by having vertical windows rather than the precededented landscape style.
- 2.5.4. The envelope of the extension will be rendered off white, Mussel in colour or similar. Whilst featuring the windows and door.

3. Scale

- 3.1.1. The existing single storey extension is 8.8sqm at ground floor level.
- 3.1.2. The proposed property internal space is approx. 4.5sqm in addition to the existing property at ground floor whilst adding 14.3sqm on the first floor.

4. Access

- 4.1. Access has been a factor in the design for both means of fire escape and material delivery.

5. Site Photo's



5.1. Image above showing the frontage of 15 St Marys Drive, Sutterton, PE20 2LU



5.2 Image above shows the side of the property.



5.3 Images show the external and internal aesthetics and scale of the existing single storey extension

6. Summary

- 6.1. The design is to extend an existing detached dwelling with a two storey extension of up to 29sqm internal space combined on 2 floors
- 6.2. Materials to be used are UPVC doors and windows, white in colour with a rendered finish, grey (or similar) in colour external envelope
- 6.3. There are no modifications or alterations to the front façade viewable by the highway
- 6.4. A Velux window is to be installed UPVC to match other windows over the stairs.
- 6.4. Planning permission is being requested to approve the proposal to 15 St Marys Drive

We hereby ask for approval for planning permission

Thank you