



# Planning, Design & Access Statement

Application for Householder Planning Permission

**2021.03**  
**10 Gorselands**

## Planning

### PROPERTY AND SITE

The property is a four-bedroom 1980s bungalow in Emmer Green, it is of a typical style of its era with facing brickwork, concrete tiled roof and rosewood windows. It sits amongst cul-de-sac of properties which are similar in style. The local authority maps do not identify and specific designations on the site.

### SITE HISTORY

The house has not been previously altered or extended.

### SITE CONTEXT

There are some large TPO trees beyond the south-west of the site, although these are a considerable distance from where the building work is proposed and as such it is deemed that the proposals are not likely to impact them.

Whilst the site is proximate to woodland with the golf course nearby, given the age and materials used in the building it is considered that a bat roost assessment is unlikely to be required in support of this application.

The neighbouring properties are generously spaced and the house immediately adjacent is oriented such that the amenity space is away from the proposed extension.

## Design

### USE

The proposals entail a side/rear extension to enlarge the dining and living space and extend the utility/boot room.

### AMOUNT

The width of the extension is informed by the existing half hip on the western end of the building with the roof slope continued down to meet the existing eaves level. As such the proposals extend the property approximately 2m to the side. At the rear, the footprint of the extension is set to align with the existing rear projection.

### LAYOUT

The layout creates a new larger dining room which retains the door to the kitchen and creates a new living space looking out to the garden at the rear. Due to the south-west facing elevation being heavily glazed an overhang is proposed to the gable roof to mitigate over heating.

### SCALE

The scale of the extension is in proportion to the existing rear gable projection and the overall size of the bungalow. The impact on neighbouring properties is minimal as they are not overlooking or in close proximity.

## LANDSCAPING

The existing patio is to be salvaged for re-use and a new path to continue around the property as it does at present. The central area between the two gable projections will form the main outdoor amenity space.

## APPEARANCE

Materials for the walls and roof will be facing brickwork and tiles to match existing with the fascias and soffits to be replaced around the entirety of the roof with anthracite grey uPVC to reduce maintenance requirements. The new windows and doors to the extension, and those from the existing lounge are proposed to be anthracite grey PPC aluminium. Given that there is an expanse of glazing on the south west facing elevation, sliding shutters have been added, along with the overhang of the roof, to help mitigate overheating of this new space.

## Access

### VEHICULAR

The proposals do not impact the existing parking arrangements at the site.

### INCLUSIVE ACCESS

The proposals do not impact the access to the property, floors will be level with the existing throughout.

