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**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR
SINGLE STOREY EXTENSION TO KINROSS, ROSEMARY LANE, BURTON, ROSSETT,
LL12 0LA**

P2019/0204

Introduction

From 10/08/06 a Design and Access Statement is required to accompany most planning applications; Accordingly, this Design and Access Statement is submitted in support of the above application.

The Background to the Proposal

The property, "Kinross", is a large detached two storey dwelling house situated in a large site, off Rosemary Lane, Burton. There is also a large detached double garage with storage above, as can be noted from the submitted site/location plan. The existing property is constructed of brickwork under a slate roof. The original dwelling was extended in 2004 to the rear under Planning Approval reference ROSP/2004/0091.

The Proposals

My Clients have received a Planning Approval under reference P/2018/0706, in respect of a single storey extension to the side of the property, but now feel that the extension needs to be a little larger- for family reasons. Therefore they wish to re -apply as per the enclosed application.

The proposals now are to construct a single storey extension to the side of the existing dwelling house to provide a garden room with front and rear access to include an additional WC and lobby. The extension would be constructed of brick work to a height of 600mm from ground level with rendered block work above to eaves; under a pitched slate roof as per the submitted drawings with a gable detail to match the existing dwelling. The proposed extension would be set back from the front elevation and screened by the existing boundary hedge. The proposed extension would have a floor area of some 39.6m² being 12.5% of the existing dwelling house.

The proposed single storey extension would neither be overlooked by nor have any impact upon any neighbouring properties. The property is served by an existing access from a quiet lane.

Given all the above considerations the Council is now respectfully requested to approve the application.

G H Brown
February 2019

