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Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

15-10-2019

Dear Sir

Proposed single storey bedroom, bathroom, kitchen and sitting room extensions at @ 17 Millfoil Lane, Cowbit. Spalding, Lincolnshire PE12 6XF

Design and Access Statement

The Site

The proposed site is located at the end of a cul de sac adjacent to similar dwellings of the same style and period. The adjacent dwellings are constructed with dark facing brick with lighter brick quoin detailing under a dark brown concrete tile roof. There are gardens surrounding the bungalow with a double detached garage to the rear Eastern boundary. The garage is accessed via drive connected to Millfoil Lane.

The Proposal

The proposal is to extend the existing bedroom one to the rear and West side of the bungalow. Proposed new bi-fold doors and French to the bedroom and bathroom and sliding doors to the kitchen and sitting room extension. The roof to the sitting room is to be a flat construction with a roof lantern. There is also to be a steel flue serving a wood burning stove.

Layout

The bedroom and bathroom will remain accessed via the existing hall. The existing kitchen is to be reconfigured to accommodate the proposed new sitting room accessed from the main hall.

Scale

The proposed pitched roof is to be subordinate to the existing ridge height. Due to the complexity of pitched roof detail to the rear elevation a flat roof option with a parapet detail is proposed.

Appearance

The appearance of the extension to the bedroom and bathroom are to be constructed from materials to match the existing bungalow. The proposed kitchen sitting room is proposed to be a block and render with brick quoin detailing.

Access

The vehicular access to the dwelling will remain unchanged by the proposed extension works.

Landscaping

There will be very little impact on the existing landscaping any damage will be addressed on completion of the construction works.

I trust this Design and Access Statement is sufficient to enable this Plannin g application to be determined. Please do not hesitate in contacting me if you require any further information.

Yours faithfully

[redacted]

Paul Cross

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