Planning, Design and Access Statement for Planning Approval – 80 Station Road, Donington, PE11 4UJ

Proposed site: 80 Station Road, Donington, PE11 4UJ

Site Area – 0.139 Hectares

Undertaken on behalf of: Mr & Mrs McGuiness

DATE: June 2023

1. Introduction
   1.1. Planning Application – This Design and Access Statement is to support the planning application for a converting an outbuilding in to a liveable space with new materials to fit in with the property.
   1.2. The detailed drawings to accompany the application are:
   Existing Plans
   Existing Elevations
   Existing Roof Plan
   Proposed Plans
   Proposed Elevations
   Proposed Roof Plan
   Site location Plan
   FRA

2. Assessment

The proposal does not change the footprint of the structures only repairs and maintains the existing. Plans are being drawn up for a home renovation and extension that will be submitted when design and supportive documentation are available. The main brief is to extend and maintain the original dwelling envelope. The conversion of the outbuilding is to accommodate the site proposal in the short term which will be part of the family home when all renovations are complete to engage in multi generational living and multipurpose space on site.
Physical context - while the property has one adjoining neighbour the site opposite to the South West has been vacant. The site behind the curtilage is industrial. There is nothing to overlook the site.
Social context- the community will not see any changes from highways only work being undertaken during the build stage.
Economic context- the proposal gives accommodation for private use of the family which will benefit the local economies by additional individuals.
Planning policy context - the if e proposal will not affect any policies in place. Policy 19 is adhered to as the main dwelling house has the use of an additional detached space that does not alter the footprint and is a restoration rather than demolition and replace.

3. Involvement

Although the project is not going to alter the community's impression of the site communication has been sought from local neighbours to ensure design and purpose is acceptable.

4. Evaluation

The existing outbuilding footprint or community access does not change. The materials are frowned upon. The scale and function of the existing building is acceptable to both planning policies and the community.

5. Design

The design is to transform a tired and ill maintained outbuilding to a family space. Whilst keeping the envelope and elevations as they are external material changes are required as is change of use of the building.
The brief: To have a detached liveable space that is sustainable and economical in upkeep that fits within the environment of the site. Materials required are concrete roof tiles and red brick instead of a disrepair outbuilding sheeted in corrugated asbestos.

6. Use

The space will accommodate living and entertaining

7. Layout

This will not change from existing

8. Scale

Scale identical to existing envelope

9. Landscaping

Landscaping to match existing

10. Appearance

Please see elevations. The materials are to carry the aesthetics of the main dwelling

11. Access

Vehicular access will remain the same.
The design is also within the building regulations for fire safety.

12. Photos



12.1. Image above showing the frontage of the main dwelling house.



12.2 Image above shows the outbuilding




12.3 Images show the external out building meeting adjoining neighbouring property

5. Summary
   6.1. Permission is being sought to make the space more habitable and,
   6.2. Change materials to suit the existing dwelling house
   6.3. There are no modifications or alterations to the front façade viewable by the highway
   6.4. Velux window is to be installed in the pitched roof
   6.4. Planning permission is being requested to approve the proposal to 80 Station Rd.

We hereby ask for approval for planning permission

Thank you