



Design and Access Statement

**PROPOSED VARIOUS EXTENSIONS AND ALTERATIONS TO DWELLING AND FIRST FLOOR EXTENSION
OVER GARAGE
AT
MAR-VEL
FOXES LOW ROAD
LONG SUTTON
SPALDING**

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whilst complying with planning legislation.

Design and Access Statement

1. Introduction: -

This Design and Access Statement supports the house holder planning application for side and rear extension with a first floor extension over existing garage.

2. Compliance with Planning Policies:-

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPF

Para.2 Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para.10 Presumption in favour of sustainable development

Para 12. Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para 47. All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 14. meeting the challenge of climate change, flooding and coastal change.

3. Use and amount:-

The site has ample private amenity space with the addition of a driveway that will be used and existing garage for off road parking. The proposal is to be used for a larger kitchen diner on the ground floor and the rebuilding of a single skin brick-built utility to a cavity wall construction. The side extension is the most appropriate type of proposal for the site as the first-floor extension over garage provides an additional 2 bedrooms to utilise the space over the existing garage.

4. Design/Layout:-

There would be no impact on neighbour amenity given the distances to neighbouring dwellings. The surrounding area of Foxes Low Road is well defined with large residential properties.

There is an existing conservatory that is to be demolished that will form the square meter area for the new extension that extends into the existing utility that is currently only single skin brickwork. The existing garage forms the area for the majority of the first floor extension to form 2 bedrooms and ensuite.

5. Access:-

Site access

The existing site access leads onto Birds Drove and serves the dwelling for vehicular and pedestrian access.

Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations. The front door will have a level access threshold and all internal ground floor doors will include inward and outward opening doors to any W.C, allowing access throughout the ground floor area.

Fire appliance Turning

The close proximity of Birds Drove allows the Fire brigade to gain access to the site should the event of a fire break out.