



Project 26-103: Design and Access Statement in support of a single storey rear extension at No.47 Lancaster Drive, Long Sutton.

Prepared By: DH Architecture + Design.

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1.0 Introduction:

This statement is submitted in support of a householder planning application for a single storey rear extension at No.47 Lancaster Drive, Long Sutton.

This Design and Access Statement should be read in conjunction with the following drawings prepared by DH Architecture + Design Ltd:-

- 26-103 - 001-P - Site Location and Block Plan
- 26-103 - 005-P - Existing and Proposed Site Plans
- 26-103 - 010-P - Existing Plans and Elevations
- 26-103 - 011-P - Proposed Plans and Elevations
- 26-103 - Flood Map Planning - Zone 3



2.0 Proposed Development

The proposed development comprises the demolition of an existing rear conservatory and the erection of a single-storey rear extension at No. 47 Lancaster Drive, Long Sutton.

The existing conservatory is in a poor state of repair and does not provide a high-quality or thermally efficient living space. Its removal will allow for a more functional and well-integrated extension that better meets the needs of the occupants.

The proposed extension has been carefully designed to respect the scale and proportions of the host dwelling, while remaining within the general parameters associated with permitted development, single-storey rear extensions to detached dwellings. The extension will not exceed 8 metres in depth from the original rear wall, with an eaves height not exceeding 3 metres and a maximum overall height not exceeding 4 metres. (*extension within 2m of the boundary*). This design approach is deliberate, to ensure the proposal is acceptable in terms of scale and massing, whilst not overlooking or overbearing on neighbouring properties.

A householder planning application is being submitted in this instance. While the proposal has been designed with consideration to permitted development parameters, it is understood that the existing flat-roofed garage, utility, and WC structures are not considered to form part of the original dwelling. Furthermore, the proposed extension will project above the height of the existing garage roof and will be visible from the public highway. As such, it is considered appropriate that a householder planning application is required.



3.0 Site Assessment:

The application site comprises a detached residential dwelling located on Lancaster Drive in Long Sutton, situated within an established residential area. The surrounding neighbourhood is characterised predominantly by detached and semi-detached dwellings of a similar scale and appearance, many of which have been extended or altered over time to meet the evolving needs of the occupants.

Lancaster Drive is representative of a typical suburban residential street, consisting of family dwellings set within well-proportioned plots. Properties along the street generally benefit from front driveways providing off-street parking and private rear garden areas. The built form is consistent, with dwellings set back from the highway behind modest front gardens, contributing to a cohesive residential character.

The application site reflects this established pattern of development, comprising a detached dwelling set within a generous plot, with off-street parking to the front and private amenity space to the rear. The site includes an existing rear conservatory and ancillary flat-roofed structures, which are of limited quality and contribute less positively to the overall character of the property.

4.0 Form, Scale and Appearance:

The surrounding residential context along Lancaster Drive is characterised primarily by two-storey dwellings constructed using traditional materials, including facing brickwork and tiled pitched roofs. The proposed development has been designed to respond sympathetically to this established residential character.

In terms of form, the extension adopts a simple and coherent design approach, incorporating a traditional pitched roof which reflects the architectural style of the host dwelling and neighbouring properties. The overall composition is considered and proportionate, ensuring the extension integrates comfortably with the existing built form.

The scale of the proposed extension has been carefully controlled and will remain within the parameters typically associated with permitted development for single-storey rear extensions. The extension will not exceed 8 metres in depth, with an eaves height not exceeding 3 metres and a maximum overall height not exceeding 4 metres. This ensures the development remains subservient to the host dwelling and does not appear overly dominant within the site or wider area.

In terms of appearance, the proposal will utilise traditional materials and detailing, including facing brickwork and roof tiles to match the existing dwelling as closely as possible. Doors and windows will be of a standard residential style, appropriate to the character of the property. Rooflights are also proposed, which will enhance the quality of the internal spaces by allowing increased levels of natural light, without detracting from the overall appearance of the development.



5.0 Access:

The proposed development will not result in any changes to the existing access arrangements for either pedestrians or vehicles. The property will continue to be accessed via the existing driveway and frontage onto Lancaster Drive, which provides appropriate access for residents and visitors.

Off-street parking provision will remain unchanged and will continue to adequately serve the needs of the dwelling. As the proposal relates solely to a rear extension, there will be no impact on the operation, safety, or convenience of the existing access arrangements.

6.0 Landscape:

The proposed development will result in only minor adjustments to the existing landscaping within the rear garden to accommodate the extension. These changes are limited in nature and are typical of residential development.

The overall character and function of the garden space will be retained, and there will be no significant loss of amenity space. The proposals will therefore have no material impact on the established landscaping or the general residential character of the site.

7.0 Sustainability:

The proposal adopts a 'fabric first' approach, aiming to achieve a high level of thermal efficiency through the use of modern construction methods and materials. This approach seeks to minimise energy consumption and reduce ongoing operational costs.

Enhancements to the building fabric will improve thermal performance and air tightness, contributing to a more sustainable form of development. Appropriately sized openings, including windows and rooflights, will allow good levels of natural light to enter the extension, while also facilitating natural ventilation and improving the overall internal environment.

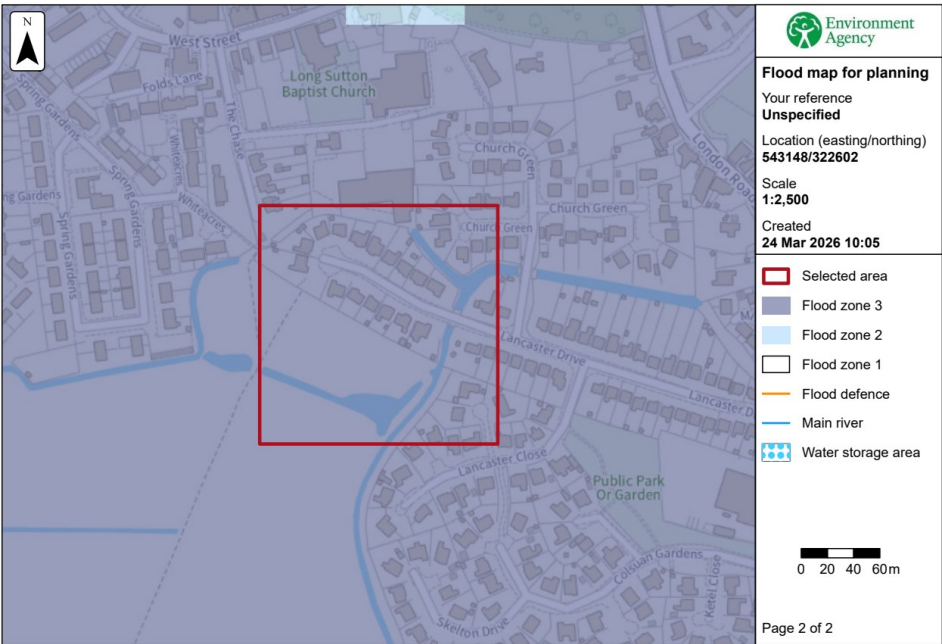
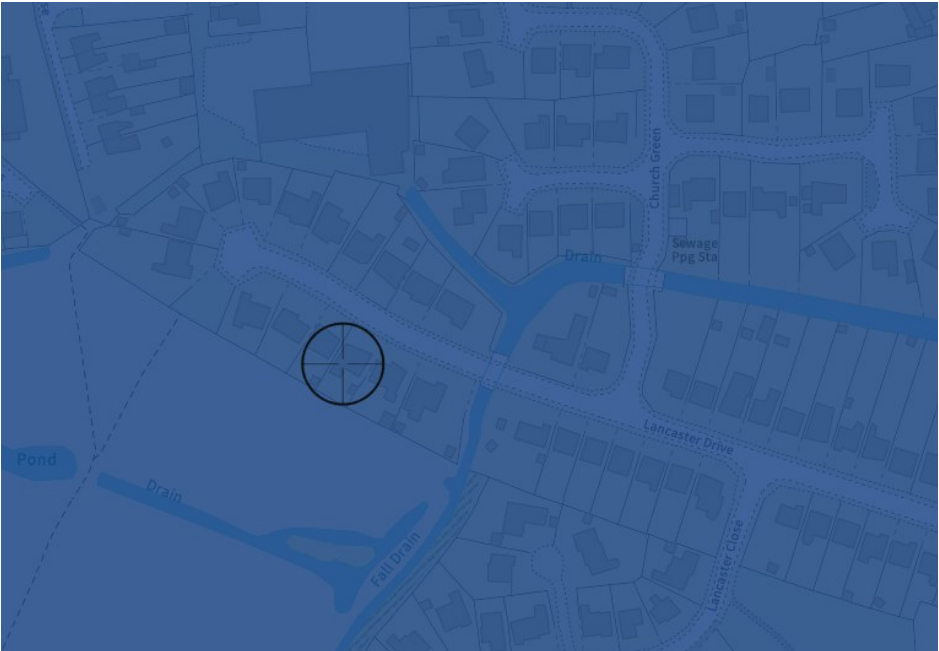


8.0 Flood Zone:

The application site is located within Flood Zone 3, as defined by the Environment Agency, and is therefore identified as having a higher probability of flooding. However, the proposed development relates to a modest single-storey rear extension to an existing residential dwelling, which is considered appropriate development within this designation.

The proposal has been designed with flood risk in mind. The finished floor level of the extension will be set no lower than that of the existing dwelling, ensuring there is no increased vulnerability to flood risk. In addition, the development will not result in any significant increase in impermeable area or impact on flood storage capacity.

Flood resilience measures will be incorporated into the design and construction of the extension. These will include the use of; A solid concrete ground floor structure and traditional masonry external walls with fully filled cavities and moisture-resistant insulation. Internal walls will, where possible, be formed from blockwork or metal stud systems to allow for drying and reuse following any flood event. Additional measures include the use of solid core internal doors, raised electrical socket positions, and the specification of durable, water-resistant floor finishes such as tiles in place of carpets. Together, these measures will help to minimise potential damage and facilitate quicker recovery in the event of flooding. These measures will assist in reducing potential flood damage and enable more straightforward recovery in the event of a flood.



9.0 Conclusion:

Overall, the proposed development represents a well-considered and proportionate addition to the existing dwelling. The extension will replace an existing poor-quality conservatory with a more functional and visually appropriate form of development, enhancing the usability of the property for the occupants.

The proposal has been carefully designed in terms of its form, scale, and appearance to ensure it integrates successfully with the host dwelling and surrounding residential context. It remains within the general parameters associated with permitted development and will not give rise to any adverse impacts in terms of access, amenity, or character. For these reasons, we believe this application should be fully supported.

