

DESIGN AND ACCESS STATEMENT FOR THE FORMATION OF A TWO STOREY EXTENSION

Introduction

This Design and Access Statement is in support of the proposal of extending the existing house with a rear two-storey element to form a kitchen extension (grd floor) and additional bedroom space (first floor).

The Site

The site is situated along Garnsgate, Long Sutton, PE12 9BT

This is a large residential site consisting of a house and an attached garage.

An OS location plan is enclosed with the application.

Scheme Outline

Householder planning is sought for the development of a rear two storey extension.

It is proposed to remove the conservatory and develop an extension to the depth of 2500mm and the full width of the house section extending upwards.

This will provide space for a kitchen and extending space for bedrooms

The roof will intersect into the existing roof.

Design Factors

The development is to be built in matching brick and tiles as per original house.

The intention is to have a gable rear section with valleys. The appearance of the development will endeavour to match its previous character.

Site Services

The site has existing connections to mains water, electricity, and gas.

Sewage will be connected into the existing drainage system. Rainwater connected into the existing services.

Access

Off Garnsgate.

Landscape/other

No real additions.

Emergency services

The building is sufficiently close to the existing public highway to meet requirements.

CONCLUSIONS

The site is already an established site so the development can not constitute an infringement on the area as it has existing well defined boundaries.

The proposals do not adversely affect the immediate neighbours.

The proposals meet the policy requirements of South Holland District Council.

Dated: May 2025