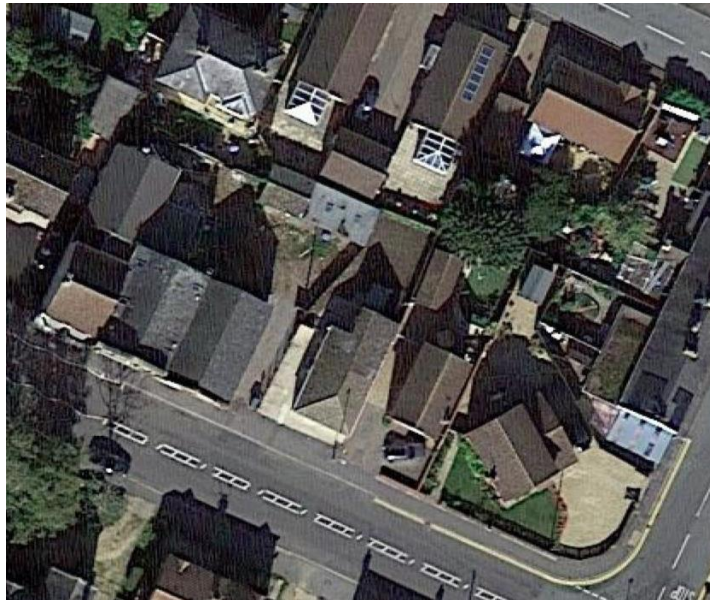


Proposed conservatory.



Mr Hazell

Design & Access Statement

Revision: A
Date: 20/10/2020
Job No: 6219

122 Bridge Road
Sutton Bridge
Spalding
PE12 9SJ

Introduction

This application is seeking approval for the erection of a conservatory to the rear/ side elevation of the existing dwelling of no.122 Sutton Bridge. Due to scale of the proposed conservatory, planning permission is required.

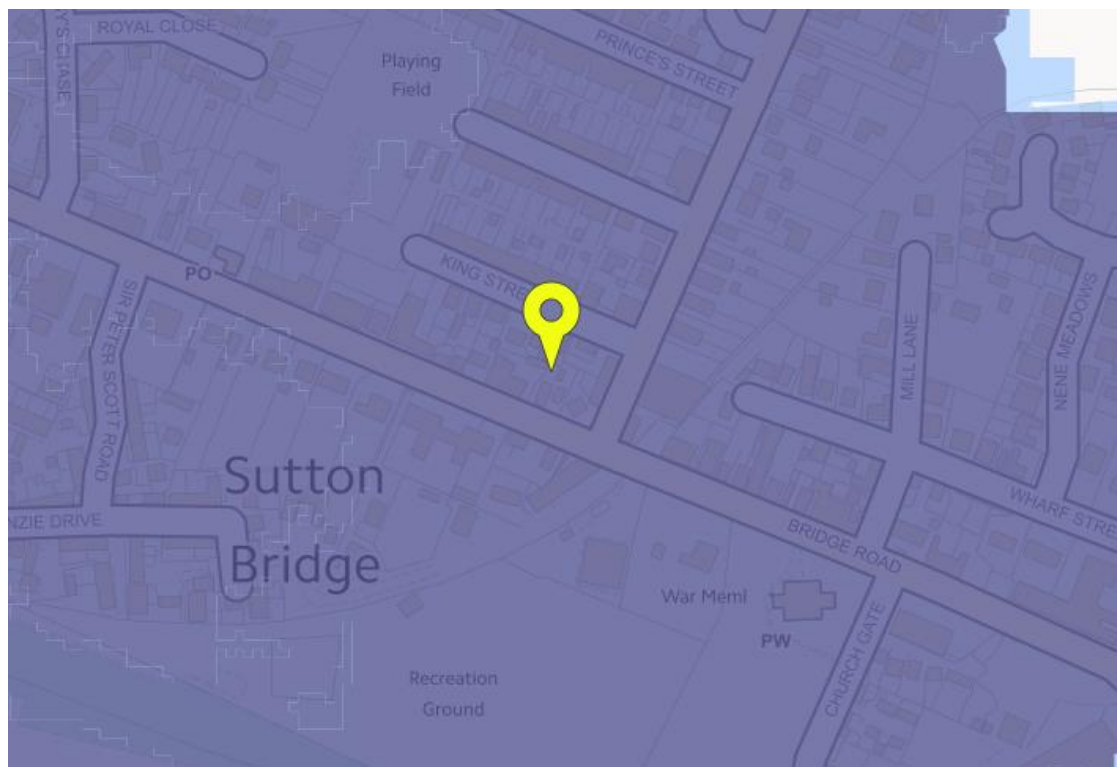
Job number: 6219	Date: 20/10/2020
Site address: 122 Bridge Road, Sutton Bridge, PE12 9SF.	
Description of development: Proposed conservatory.	
Background: Planning History: H18-0252-18 – Render brickwork to front and sides of property – permitted.	
Site Details: North Boundary: Garden of no. 122 with perimeter fence line dividing no.122 and single-storey dwellings and curtilage. East Boundary: Fence line dividing no.122 and two-storey dwelling, garage and curtilage of no. 120 Bridge Road. South Boundary: Public pavement and highway is immediate adjacent to no. 122, with further dwellings along the highway and adjacent. West Boundary: Fence line divides no.122 and two-storey dwelling of no. 126B. The immediate context is primarily domestic in use. Residential use stretches majority of Bridge Road with occasional change in use to supply the residential amenities.	
Design & Layout: Extending from the dinning/ sitting space is the conservatory, with the proposed conservatory reflecting the existing 'L' configuration of the dwelling. Primarily the conservatory is extended north into the garden for increased enjoyment of the curtilage. The proposed spatial qualities provide a different and unique space compared to the existing spatial arrangements, thus, to aid the existing.	
Amount and Scale: Scale is limited and contained to a single-storey form, match the existing dwelling.	
Use: Use is to be in conjunction with domestic and enhance enjoyment of dwelling.	
Appearance: Walls are to be glazed with the low-profile roof to be of similar construction. White UPVC frames to support double glazed units.	

Access: To be achieved by existing means, and to remain as existing.

Parking: Achieved by existing means, and to remain as existing.

Conclusion: The proposal is scaled to reflect the existing dwelling, appearance is to match existing window colour. Therefore, the scheme is felt suitable for the site and use.

Flood Risk Assessment:



The proposed development site lies within a Flood Zone 3 Risk area. However, the proposal does not increase risk. No sleeping accommodation proposed, all existing sleeping and living arrangements to remain as existing.

Aerial Photos:



Photos:

