



Single-storey orangery and rear extension onto dwelling



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Design & Access Statement

Revision: B
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Lime Cottage
285 Broadgate Road
Sutton St Edmund
Lincolnshire
PE12 0LR

Introduction

Recently, application H19-1087-21 was granted. This application is seeking a approval for a revised design compared to the one granted. The main changes are in relation to the extension to the first floor area, as a revised roof design, as well as revised window layout. Therefore, this application is primarily the consideration of these changed elements given other elements have been granted.

Description of development: Single-storey orangery and rear extension onto to dwelling

Design & Layout: The proposed orangery demolishes the existing kitchen extension onto the main house, in favour of an open plan space with window out to garden, and bifolds leading onto a potential patio space. Subsequently, the kitchen had been moved to the existing lounge space, as per modern use the kitchen becomes its own space with time is spent more in the kitchen when socialising.

The first floor extension intended to enlarge the existing bedroom 1, and provide a large bathroom space – which is currently present on the ground floor. In turn, the existing bedroom 2 has also been enlarged by removal of the one of two existing staircases.

Amount and Scale: The proposed orangery is of single-storey nature, as per the existing kitchen space that the orangery replaces.

The proposed extension onto the roof slope for bedroom 1 is of scale that does not reach beyond the main ridge.

Appearance: The orangery and extension are to be rendered finish in white colour to match the existing appearance. Windows to be UPVC finished in white to match the existing.

Access: To remain as existing.

Parking: To remain as existing.

Conclusion: The proposed orangery and extension are of a scale in-keeping with the main house. All works are located to the rear that not see from a public highway. The orangery and extension and to be finished in materials to match the existing.

Therefore, the proposed development is considered to enhance the existing property, in order to provide more space and subsequently arrange spaces that are more desirable.

Therefore, the scheme is considered suitable.