



DESIGN AND ACCESS STATEMENT

Erection of a first floor side extension at
21 Welland Road, Yeovil, Somerset for Mr & Mrs S R J Stringer (owner)

I attach the survey, proposed and site/location plan drawings together with the application form, validation checklist and other relevant documents to enable the Planning Consent process to commence, the Planning fee has been paid by BACS and the fee receipt is attached.

BACKGROUND

An application for a ground floor extension was made and approved in 2018 your ref 18/03950/HOU this was built in early 2019. My Client now requires further bedroom accommodation on the first floor for their growing young family whilst they are lacking ground floor reception rooms.

POLICY

Current guidance requires any abutting extension to be subordinate to the main dwelling, this can be achieved at roof level by lowering the eaves at the rear and front by 150 mm and on the rear or front wall faces the walls are indented/recessed thus giving a sub-ordinate appearance.

DESIGN

The new extension will not impact on the existing property, the design will be in keeping with the form, character, scale, height, mass and setting of the local environment and will not result in loss of any open space with any visual value to the street scene. The neighbours houses are at 90 degrees to the applicants and are primarily to the west and south thus preventing any loss of sunlight.

The extension will be built in matching materials to those of the existing house, ie brick with matching concrete tiles and the windows will be white upvc to again match the existing. The design carefully respects any overlooking towards the neighbours and other properties to the front, side or rear and care has been taken so as not to overshadow any adjacent houses. The existing perimeter boundary treatment will remain unchanged.

PARKING

The property is currently four bedroomed and will remain so as the existing ground floor bedroom will become a TV/games room with a new first floor bedroom in the new extension.

No additional parking is therefore required as the property has three off street car spaces and this meets County Highways standards

NEIGHBOUR CONSULTATION

Immediate neighbours have been consulted by my Client and they have no objections to the proposal as drawn at the time of making the application

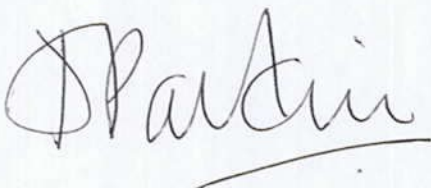
ECOLOGY

The existing main house roof will be unaffected by the new extension as they are not connected, the more recent lean to extension is totally air tight so there is no opportunity for bats to roost or birds to nest. However my Client has agreed to fix a bat/bird box to the west gable to encourage the species to nest.

My Client and his Contractor will be made aware of their responsibility to afford legal protection to bats under current legislation and that should bats be found any work must stop and advice sought from a suitably qualified ecologist.

The scheme will give my Client's the opportunity to stay in the property rather than have to move which is something they can ill afford and have no wish to leave to area where they are happy, the plans meet my Clients requirements so I trust you and the relevant Planning Committee's will find the scheme acceptable,

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'D. Parkin', with a horizontal line underneath the name.

D.Parkin (on behalf on Mr & Mrs S R J Stringer)