

18/01727/FL

Design and Access Statement

6 Donne Lane Lower Odcombe Yeovil BA22 8TY

Proposal

This statement is in support of a planning application to erect a small single storey extension to the rear of the existing dwelling. The proposed extension will adjoin an existing bedroom which in turn will become a lounge/library area. The extension will compromise a bedroom with ensuite shower/toilet.

Existing site and context

The property is a semi-detached split level bungalow built in approx. 1964 out of reconstructed stone and a concrete lap tiled roof. There is a single detached garage to the side of the property and a concrete yard behind spanning both bungalow and garage. The property is set on a steeply sloping plot of approx. 1/3 acre with a public footpath bordering one side.

Amount and scale

The proposed extension will cover a small portion of the concrete yard and share a boundary with the property of "windrush" to which the existing bungalow is already attached. The extension will only be a modest increase to the footprint of the existing property.

Layout and appearance

The proposed extension will sit square on the rear of the property and up against the boundary with the adjoining property of "windrush". The height difference between the two properties allows the single storey proposed extension to be almost completely hidden from view of the adjoining property of "windrush".

Also once the boundary fence along the footpath has been replaced with a closeboard fence, it will be entirely hidden from public view.

The walls of the proposed extension will be of reconstructed stone to match existing or similar and the pitched roof will mimic the same degree of pitch and have concrete lap tiles to match existing or similar.

Landscaping

The garden area immediately to the rear of the extension will be landscaped to include a small raised patio area accessed by steps.

Access

Access from the highway will not change from the existing layout and similarly the parking situation will not change from the existing layout.

Conclusion

The proposed development compromises a small extension of a bedroom with ensuite shower/toilet room to accommodate an elderly relative who has Parkinsons Disease. The existing bedroom to which it will be attached will become a lounge/library area where he can sit and read in peace.

An existing doorway will allow access from the lounge/library area to the existing property and all its facilities therefore will not be a separate dwelling from the existing property.

Being that the proposed extension will be at the rear of the property and partly set into a bank it will have little or no effect on the neighbouring property.

A letter expressing their complete support for this development can be supplied from the neighbours at "windrush" if necessary.