HPBC 2011/0304

Attention: High Peak Borough Council - Planning Dept.

Property: 78 ST MARY'S ROAD, GLOSSOP

Subject: Design & Access Statement

Our Ref: Single Storey Rear Extension With Mono-Pitch Roof.

Date: 31/5/11

Dear HPBC Planning Dept.,

INTRODUCTION

This statement relates to the proposed alterations to 78 ST MARY'S RD, GLOSSOP for development of further ground floor room adjoining the existing kitchen area.

I am wishing to apply for planning permission to my property in relation to a single storey rear extension. The requirements are to extend the property to a satisfactory size in order to meet the requirements of a modern day family.

DESIGN STATEMENT

The design aspect of the works have been to ensure all aspects of the original dwelling be kept and carried through into the proposed extension. The proposed materials are to be 100mm thermalite block and plasterboard finish to inner leaf and 150mm NATURAL STONE TO THE OUTER LEAF TO match the existing neighbouring extensions of similar type. All proposed windows and doors have been carried through to the extension in the same colours as the existing dwelling. In view of the property being in a conservation area, the proposed 2NO roof lights are to be Velux M04 Conservation type.

ACCESS STATEMENT

The highways and public footpaths will not be affected by the proposals. The access to the side and rear of the property via the ginnel which leads from front to rear will not be affected by the proposed extension. Access to and from the rear garden and the dwelling will be maintained via THE GINNEL/PASSAGE.

Regards