## Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990.
Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.
This form is to provide the minimum information to demonstrate the acceptability of the design.

1 Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

WOODSIDE COTTAGE STANDS IN ITS OWN GROUNDS OF APPROXIMATELY 0-5 ACRES. TO THE LEFT OF THE BUILDING IS A DETACHED DOUBLE GARAGE. THE DESIGN IS A 3/4 BEDROOMED COTTAGE STYLE PROPERTY.

2 Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

OUR PLANNING APPLICATION IS TO REPLACE AND INSTALL WINDOWS. SLIGHT MODIFICATIONS TO SOME TO ENHANCE THE APPEARANCE OF THE EXISTING PROPERTY. WINDOW FRAMES MANUFACTURED IN TIMBER AND THE CENTRES AND MULLIONS IN DERBYSHIRE STONE.

3 Explain any measures proposed to protect the amenity of neighbours.

WE HAVE NO IMMEDIATE NEIGHBOURS AND THE WORK TO BE CARRIED OUT WILL NOT CAUSE ANY INCONVENIENCE IN THE CONSERVATION AREA

4 Describe the existing access to the dwelling and any proposed changes to it.

WOODSIDE COTTAGE HAS A GATED DRIVEWAY FOR VEHICULAR ACCESS AND A GATED FRONT PATH FOR PEDESTRIANS. THERE ARE NO PLANS TO MAKE ANY CHANGES TO THESE.