HPK/2012/0371

8 AUG 2012

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.

* MAIN DWELLING RECONSTITUTE STONE 3 BEDROOM LOWER PART BUILT INTO SIDE OF LAND WITH INTEGRAL GARAGE. SURROUNDING PROPERTIES AND BOUNDARY WALLS ARE STONE
* MAIN DWELLING BOUNDARY WALLS ARE STONE & OLD WOODEN FENCING

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.

PROPOSAL INCLUDES REPLACING OLD WOODEN FENCING WITH STONE WALL TO MATCH MAIN DWELLING ON OUTER LEAF WITH RENDER ON INNER LEAF, COPING STONE TO MATCH EXISTING. INDIAN STONE TO REPLACE EXISTING COLLAPSED TARMAC, FLAGS & GRASSED AREAS.

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

PROPOSAL WILL NOT EFFECT THE AMENITY OF ANY OF OUR NEIGHBOURS.
ADDITIONAL SURFACE WATER DRAINAGE TO FRONT & SIDE OF PROPERTY WHERE NEW PAVING PROPOSED.

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

THERE IS ACCESS TO THE PROPERTY LEADING FROM 'THE STOCKS' TO THE FRONT & REAR OF THE PROPERTY. THERE IS NO ACCESS TO THE REAR OF THE PROPERTY FROM THE A628 ROAD. THERE ARE NO PROPOSED CHANGES TO THE ACCESS TO THE PROPERTY.