



## 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.

1970s ~~STONE~~ DETACHED HOUSE FACING SOUTH  
ON HOLKEN RD, TILE ROOF ~~THAT~~ MAJOR FRONT  
STONE BASE REAR, SURROUNDED WITH OTHER  
PROPERTIES. IE DETACHED WITH TILE ROOFS.

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.

THE CONSERVATORY WILL BE CREATED IN GLASS  
AND UPVC. TO MATCH OTHER CONSERVATORIES  
ON SURROUNDING PROPERTIES. ROOF = GLASS  
WALLS = GLASS/UPVC.  
CONCRETE BASE  
DOORS = GLASS/UPVC.

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

EXISTING FENCE WILL STOP ANY NEIGHBOURS' AMENITY.  
ALL SIDES OF CONSERVATORY WILL BE HIDDEN WITH  
EXISTING FENCE.

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

NO ACCESS TO THE DWELLING WILL CHANGE  
TO ENTER THE PROPERTIES CONSERVATORY.