

PLANNING, DESIGN AND ACCESS STATEMENT

Rear Two Storey Extension

At

8 Hogshaw Villas Road
Buxton
SK17 7AR

By Anita Punchard



**DOCUMENT CONTROL SHEET.**

PROJECT NAME	Rear two storey extension
CLIENT	Mr & Mrs Wood
COMPANY	N/A
PROJECT	Rear two storey extension
REF	1045/002

CONTENTS:

1. INTRODUCTION.
2. THE SITE
3. THE PROPOSAL
4. JUSTIFICATION
5. CONCLUSION

1.0 INTRODUCTION.

This Planning Design and Access Statement provides supporting information on the proposed works at 8 Hogshaw Villas Road, Buxton. The application is being made on behalf of Mr and Mrs Wood.

Hogshaw Villas Road is made up of terraced properties, a lot of which are three storey properties with dormer styled windows. Parking is predominantly on street.

- 1.1 The proposal is for a rear two storey extension to the property to provide a larger kitchen/diner to the ground floor and a larger bedroom to the first floor.
- 1.2 Also submitted to accompany the application are the following:
 - Existing Plans and Elevations.
 - Proposed Floor Plan
 - Proposed Front, Rear and Side Elevation Drawings.
 - Proposed Roof Plan

2.0 THE SITE

- 2.1 The local building stock is a made up of semi-detached and terraced properties.
- 2.2 The property is located close to good transport links, shops and amenities within an established residential area.
- 2.3 The property currently has one bedroom in the loft.

Image 1 – Street view



- 3.1 The proposal is to extend the property on two levels (two storey) to the rear of the property.
- 3.2 The extension will provide a larger kitchen to the ground floor for our clients and their family to enjoy family dining.
- 3.3 It will provide a larger bedroom to the first floor, Currently this bedroom is not very large for the teenage daughter currently using it.
- 3.5 The extension would fit in with the existing brick work to the property.

4.0 JUSTIFICATION

- 4.1 The property has been our client's home for many years and they wish to remain living in this area. Unfortunately, the property has been outgrown, so instead of moving they would like to extend.
- 4.2 As house prices have increased in price recently, it is more financially viable for or clients to exited their current property rather than moving.
- 4.3 Properties within the area are of a similar size and style
- 4.4 The front of the property and street scene will remain the same, so will not harm the character of the area.

5.0 CONCLUSION

The proposal is to build a two storey extension on the back of the existing dwelling.

The extension will provide a larger dining kitchen and a larger bedroom to the first floor.

Due to the ongoing inflation of property prices our clients have found the most cost effective way to house their family, is to have an extension to their existing dwelling instead of moving to a 4 bedroom property.

It is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the surrounding streetscape However, our clients are open to suggestions on how to make their proposal work, due to the need of larger accommodation.