

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.

The proposal is for the demolition of a single storey timber porch on the side of the property and the construction of single storey utility and shower room extension to the side of the property. Also included is the replacement of the main roof incorporating two velux windows. 73 Green Lane is a large four bedroom semi-detached brick and render house with a red tiled roof, built in the 1920s. It stands within a large plot, with Temple Fields to the rear and Buxton Community School to the front. The neighbouring properties are of a similar size and character.

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 materials will match those used in the main house. The walls will be pebbledash rendered and the roof constructed from red rosemary tiles. The extension has been kept to a single storey to minimise any impact and it is stepped back from the main dwelling. The windows and doors are designed to reflect the character of the main house and conservation style roof lights will be used. The hipped roof of the extension reflects that of the main house and the proposal would sit well within the streetscene. The velux windows proposed to the shower room and the utility allow additional daylight into these rooms.

The proposal includes the replacement of the main roof which is in need of repair. The tiles that will be used will match those existing. Two velux windows are proposed to the main house and are located on the rear elevation to allow light into the attic storage space.

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

The extension is set back from the road and is kept to a single storey. There are no neighbouring houses with windows directly overlooking the proposal. The windows proposed in the extension are small and do not overlook neighbouring properties. The shower room window will be obscure glazed. The two velux in the main roof are to the rear and do not overlook neighbouring properties.

4) Describe the existing access to the proposal area and any proposed changes to it.

The extension will be accessed from the existing driveway and there are no changes proposed.