SJP ARCHITECTURAL CONSULTANTS



PLANNING, DESIGN & ACCESS STATEMENT

PROPOSED TWO STOREY EXTENSION AT ELM COTTAGE, 12 ALDERTON ROAD, GRITTLETON, SN14 6AN

NOVEMBER 2023

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1. INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared by SJP Architectural Consultants LTD on behalf of Mr & Mrs Phillips (the 'applicant') to support a householder planning application.

1.2 The scheme proposes to add a two-storey side and rear extension to create a family home to accommodate modern living.

1.3 This statement sets out details of the history and the design proposals.

1.4 This statement should be read in conjunction with the planning drawing package submitted that demonstrates the diligent approach adopted by the design team.

2. HISTORY

Site and Context

2.1 12 Alderton Road is a semi-detached property located on the west side of Grittleton.

2.2 The property was constructed in 1910 by the Neeld family as an estate workers cottage.

2.3 There are several similar detached and semi-detached houses located on Alderton Road, set within good sized plots of land. A number of these properties have been extended quite significantly in recent years with the most recent being No.9 Alderton Road.

2.4 The property is constructed using coursed stone and the corners have ashlar quoins. The windows and doors are also dressed in ashlar lintels and details.

2.5 The roof is clad in natural slates with a heavy overhang with painted timber facia boards and barge boards.

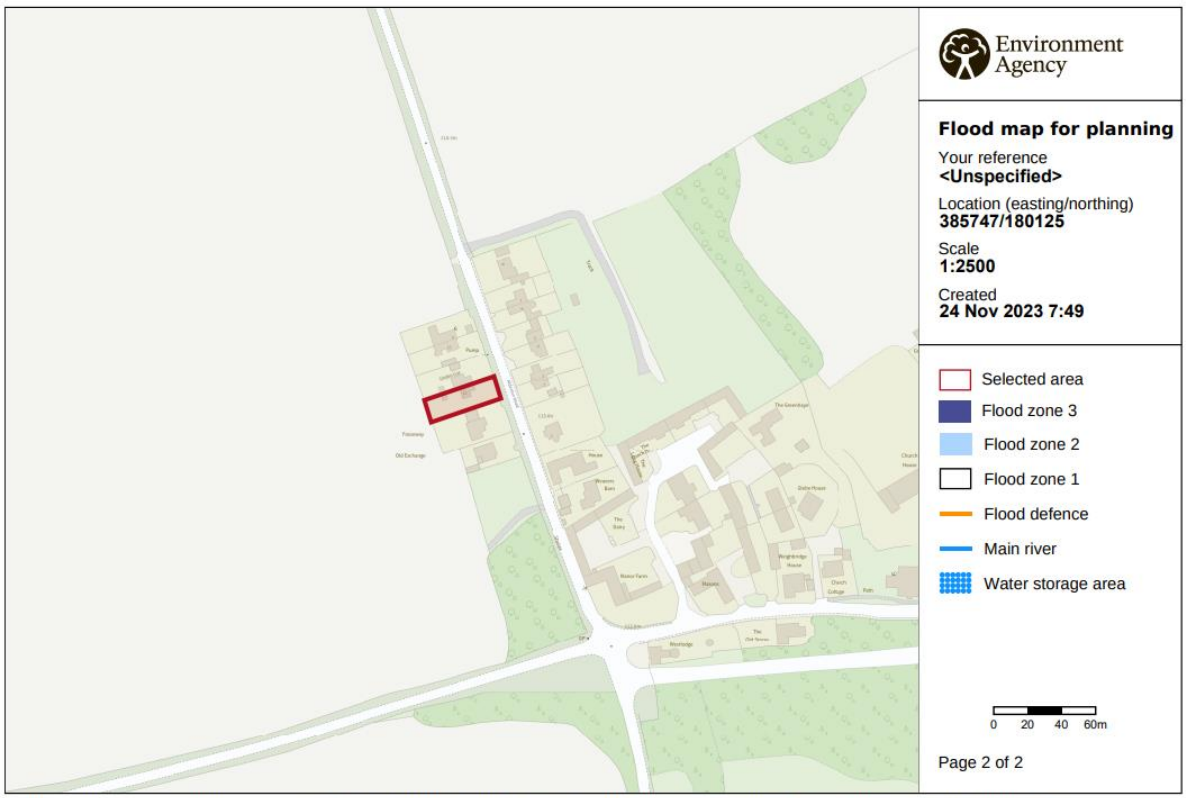
2.6 The accommodation currently consists of a living room, large entrance area and a small kitchen to the ground floor. The first floor consists of three bedrooms and a small bathroom.

Designations and Constraints

2.7 The site is not listed but is located within the Grittleton Conservation Area.

2.8 There are also no Listed Buildings or listed structures within or neighbouring the site.

2.9 The site falls entirely within Flood Zone 1. This is shown within the Governments Flood Map extract below:



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Planning History

2.10 An application for the adjacent property site ref: P17/09310/FUL was granted on the 6th November 2017 for a similar size extension.

3. PROPOSED DEVELOPMENT

3.1 The application seeks full planning permission for the following description of development:

Proposed storey extensions to create modern family home.

3.2 The scheme proposes the construction of a two-storey side extension. The scheme also proposes a two-storey and small single-storey extension to the rear of the property.

3.3 The new extension would be set back from the existing house by 450mm creating a defined step in the façade.

3.4 The extension therefore would be behind the current building line and be subservient to the host dwelling.

3.5 Due to the design of the extension and the distance between the extension and Alderton Road, the alterations would have minimal impact.

3.6 The proposed extension to Alderton Road, would be constructed with cavity construction and coursed stone and ashlar details will be implemented to ensure the extension matches that of the existing house.

3.7 The side and rear of the extension which will not be seen from Alderton Road, will be finished in a rough cast render to create some variation to the appearance of the new structure.