

**DESIGN AND
ACCESS STATEMENT
For**

**A NEW SINGLE STOREY EXTENSION
& PORCH**

at

**71 MARTINS ROAD,
KEEVIL,
BA14 6NA**

SEPTEMBER 2025

DESIGN AND ACCESS STATEMENT
For
A NEW SINGLE STOREY EXTENSION
at
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APPLICANT:

Jonathan and Christine Griffin
71 Martins Road
Keevil
BA14 6NA

SITE:

71 Martins Road
Keevil
BA14 6NA

PROJECT:

Erection of a new single storey rear extension and porch

THIS APPLICATION:

This application should be read in conjunction with the drawings and photographs provided.

DRAWINGS:

The following drawings are provided as part of the application:

2025/ 02	Ground Floor Plan, As Existing
2025/ 03	Elevations, As Existing
2025/ 20	Ground Floor Plan, As Proposed
2025/ 21	Elevations, As Proposed

Statement of Intent

71 Martins Road is a detached single storey, two bedroom property with rendered and dressed stone external walls and concrete tiled roof with modern single storey flat roof extension to the rear. The property is located within the village of Keevil, within a residential area, with off-street parking alongside and large gardens to the front and rear. The existing layout consists of an entrance hallway, lounge, dining room, kitchen, bathroom, two bedrooms, boot room/ sun room to the rear and adjoining garage.

There is a need to improve the general layout and use of the property, to include the enlargement of the kitchen/dining and living areas and improved facilities for the master bedroom. Therefore, the construction of a new single storey extension to the rear of the property is required, replacing the existing modern flat roof extension.

The new extension is to be of traditional construction with rendered walls to match the front elevation with pitched roof and concrete tiles to match the main house. The new extension will greatly improve the use and appearance of the property whilst having no detrimental impact on the adjacent properties.

Significance

Low – The site is within a residential area of Keevil, it is not listed and is outside of the Keevil Conservation Area.

Planning History

- There is no previous planning history for this property.

DESIGN CONSIDERATIONS

Design & layout

- Both the design and layout of the proposed extension is intended to be simple and not overpowering within its setting.
- Internal alterations are also proposed to improve the layout of the property to make the best use of space.

Scale

- The scale of the extension has been designed to have minimal impact on the views from neighbouring properties.
- The rear extension has been positioned to reflect the existing location of the single storey flat roof extension (to be removed) and match the form and scale of the existing pitched roof extension to the rear.
- The volume of the existing single storey extension is to be removed and the overall proposed volume of the property will be greater with the introduction of the enlarged single storey extension.

Appearance

- A traditional approach to the design of the extension has been adopted to ensure it is in keeping with the neighbouring properties and village. The proposed materials to the new single storey extension include rendered walls (to match the front elevation) and concrete tiles (to match the main house) with slim line aluminium windows and doors.
- Minimal change will be made to the front (roadside) elevation, other than the introduction of a new traditional oak framed porch with tiling to match the main house and new windows and doors throughout.

Access

- Access to the site is to remain as existing and parking to remain on the driveway.

SUPPORTING INFORMATION

Appendix A: General Photographs – As Existing (Images 1-2)

APPENDIX A

General Photographs – As Existing (Images1-2)



Image 1 – West Elevation (Front) As Existing



Image 2 –East Elevation (Rear) As Existing

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Images 1 & 2

September 2025