

SJF Planning & Design Service

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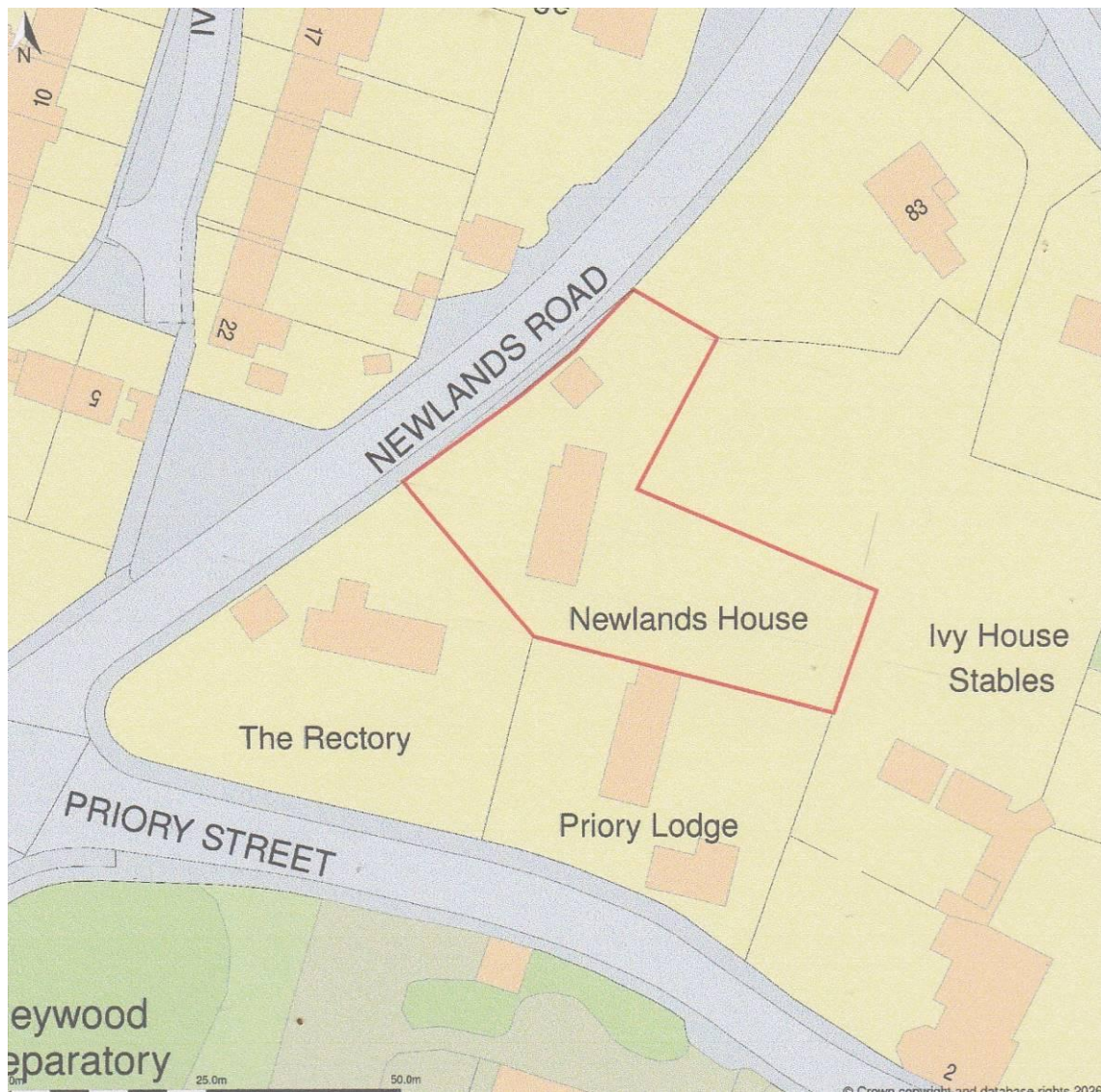
DESIGN AND ACCESS STATEMENT

For Newlands House Newlands Road Corsham SN12 0BS



The Site

The site is found to the north side of Corsham just south of Corsham Courts Garden.



Proposed Second storey side extension and a single storey front extension.

Purpose of the development

To provide the master bedroom with an en-suite and dressing area. Also a study/office to the ground floor.

Site history

N/07/03097/FUL Detached Dwelling Refused

N/08/01962/TCA Felling of trees Approved

N/08/06563/FUL Detached Dwelling Reused

PL/2023/08069 Work in trees Approved

Photographs of existing elevations

EXISTING REAR ELEVATION



PART EXISTING SIDE NORTH ELEVATION



Design

The second storey side extension built on top of an existing single storey with windows to match existing. Roof pitch and eave heights the same as existing will ensure the design matches the existing house.

Maintaining the Site Character

The materials will be the same concrete roof tiles and faced concrete blocks elevations.

Effect on other properties and people

.The extensions are a good distance from the boundaries so there will be minimal effect on neighbouring properties.

Overlooking and privacy

All windows to the extension face forward an rear so there will be no overlooking of boundaries. The en-suite window will have opaque glazing

Landscaping and boundary features

There are no planned changes to the boundaries.