

HOUSEHOLD PLANNING APPLICATION

Design & Access Statement

Demolish existing single storey extension
and erect new single storey extension.

at

Prospect House
Shaftesbury Road
East Knoyle
SP3 6AR

March 26

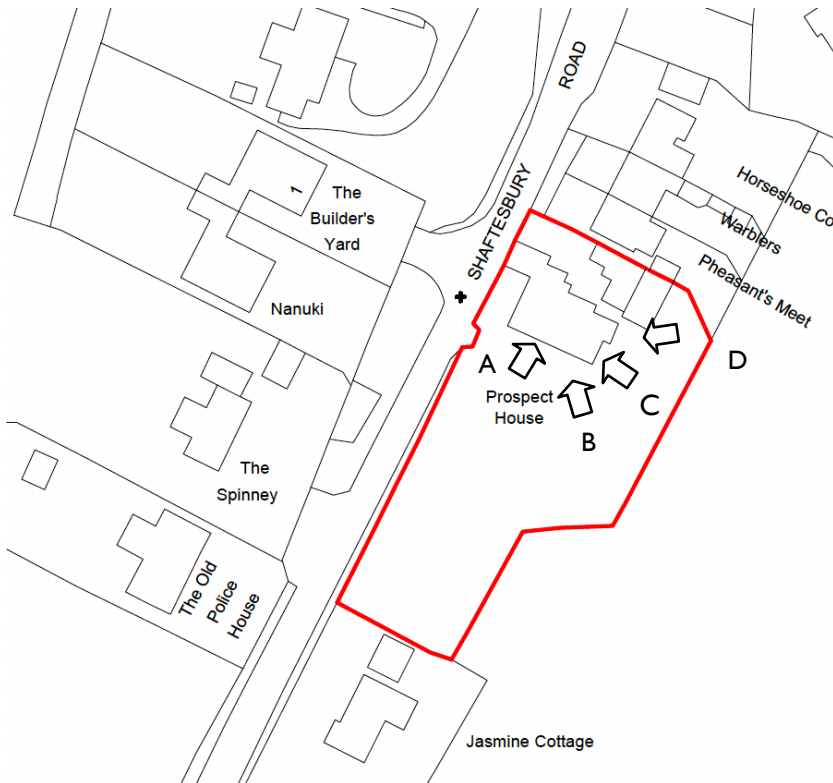
Design and Access

1.0 Introduction

This Statement is prepared in support of a household planning application to Wiltshire Council to replace an existing side elevation single storey extension with a new larger single storey extension at Prospect House, Shaftesbury Road, East Knoyle, SP3 6AR

2.0 Description of the Site

Prospect House is a Victorian detached family dwelling accessed from Shaftesbury Road located at the southern end of the parish of East Knoyle. The property is not listed and lies outside any defined settlement boundary and located within the Cranborne Chase National Landscape.



view A



view B



view C



view D

3.0 Proposal

We are seeking a planning approval for the removal of the existing side single storey pitched roof brick extension and to erect a new single storey flat roof brickwork extension with a glazed roof lantern, together carrying out external and internal alterations to suit the new extension as shown on the application drawings.

4.0 Design and Scale

Our aim is to create a visually attractive, harmonious, and of a high quality designed addition to the dwelling that will fit comfortably within its surrounding, both in terms of its design, scale and mass. This we have achieved by ensuring the new addition is subservient to the surrounding existing buildings. The scale and mass of the new extension is of a similar nature as the replacement building with a flat roof detail.



Ground Floor Plan



Elevation 1 - 1



Elevation 2 - 2



Elevation 3 - 3

5.0 Materials

Elevations - Painted brickwork to match existing.

Roof finish - Approved Fibreglass roof system colour grey with a double glazed metal roof lantern.

Doors - Double glazed painted hardwood.

Windows - Painted hardwood.

6.0 Landscape

Disturbed landscape areas caused by new works to be made good in matching material. New terrace area and steps finished in natural stone paving. New walls as indicated formed in brickwork to match existing building with brick on edge coping detail.

7.0 Vehicular access

Unaltered

8.0 Refuse Area

Unaltered

9.0 Environment and Sustainability Impact

Land use

The proposed scheme maximises the use of the land in accordance with the NPPF and represents a sustainable development which should be encouraged.

Energy

Sustainability and energy efficiency are important factors in this scheme and the following minimal standards will be applied to achieve a sustainable and efficient building:

- a. Introduction of high level of insulation materials within floors, ceilings and walls.
- b. Maximising the use of natural light to reduce the energy use of the building and minimise the use of artificial lighting.
- c. Low E argon filled double glazed units to all window and door units.
- d. Incorporation of low water use appliances, dual flush WC's, flow restrictors and metering to monitor consumption.
- e. Compliance with Building Regulations standards or higher.

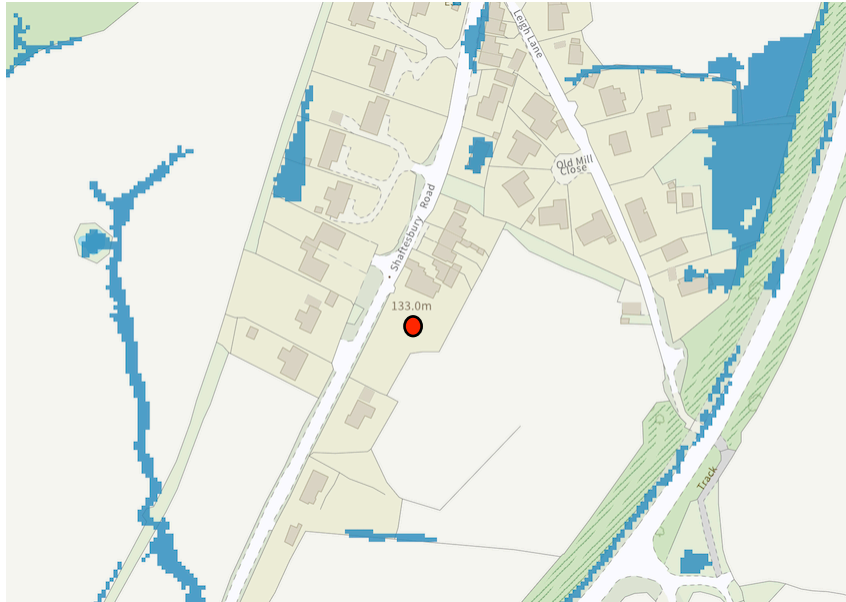
Drainage

Existing foul and surface water drainage systems altered to suit new extension footprint. New foul and surface water drains connected into existing drainage system. - Allow for water butt to collect surface water from new flat roof with an overflow connected to existing surface water drainage system.

Lighting- All external lighting to be low energy and connected to photocells.

10.0 Flood Risk

The site lies within Flood Zone 1 and the proposed extension is not in an area of high risk ground & surface water flooding. Our proposal is not contrary to the local plan and the aims and provisions of the NPPF.



● Prospect House

11.0 Phosphates

The proposed works are associated to an existing dwelling house, thereby the development would not result in an increase in user numbers and as such is considered to be nutrient neutral and our proposal would not be to the detriment of the Ramsar Site and therefore accords with the Local Plan as the proposal would not affect the biodiversity value of the protected site.

12.0 Biodiversity

A preliminary roost assessment was carried out by Cherry Tree Ecology on 23 February 26. A copy of this report is attached to this application.

13.0 Summary

Our aim for this application is to create a visually attractive, harmonious addition to the existing property which will fit well within its surrounding area and provides a positive planning contribution by making the best use of the existing building and associated land as well as giving the applicant an opportunity to create a useful replacement addition that will meet their needs, thus improving their living requirements.