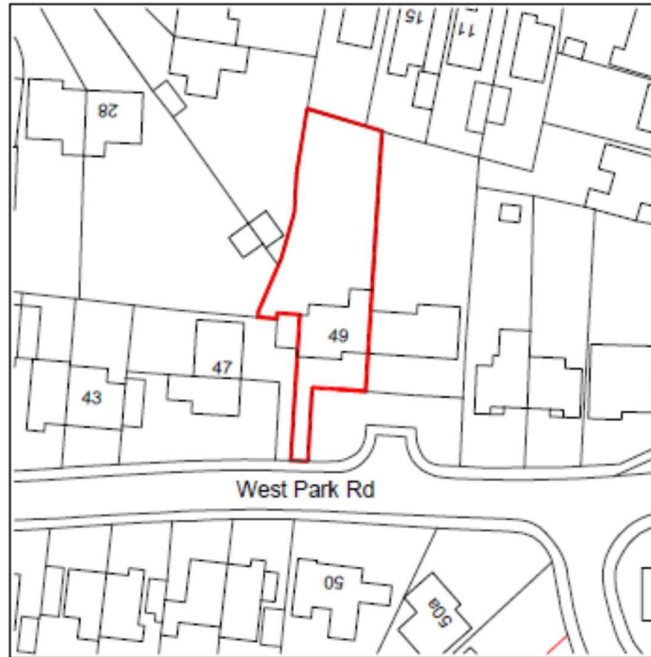


Design Access Statement

Proposed single storey rear extension and second storey extension over existing garage and associated works.



1.0 Site Location & Description

- 1.1 The site is a semi-detached residential House set back from highway by approximately 17mtrs located in West Park Road, Corsham, Wiltshire, which is generally 2 storey houses situated in general random directions.
- 1.2 The site is not within a conservation area, green belt or AONB1, reference; Corsham-inset-map 5
- 1.3 The site is not located on a known flood plain or zone, reference; flood-map-for-planning.service.gov.uk- summary-Easting386247 Northing170335, grid reference ST86227034 and Strategic Flood Risk Assessment Data Explorer.
- 1.4 The property is not at surface or ground water flood risk within 100years but maybe at long term future risk within 1000 years, there are non-return valves on the existing drainage system which will remain, and it is planned to installed flood resilient materials to the ground floor extension, all new electrical sockets will be at 400mm suitable for disabled access and flood risk.
- 1.5 The property is not at surface or ground water flood risk within 100 years, the existing ground floor levels are therefore 300mm above a 1% in a year risk of surface water flooding, the proposed ground floor extension will be at the same levels as existing floor levels.
- 1.6 The site is within the lowest band of radon potential. reference; ukradon.org-information-ukmaps
- 1.7 There is no Asbestos or known contaminates present at the property.

2.0 Proposal

- 2.1 It is proposed to improve and incorporate the existing poor quality rear extension with an open plan rear extension with sliding doors to give clear view and access from the kitchen and lounge to the large garden retained.
- 2.1 There is to be no change to the current use of the building, residential dwelling.

3.0 Appearance

- 3.1 The external walls to the proposal are to be finished in render and fair face block to match existing, please refer to drawing LB/26/008A
- 3.2 The proposed Sliding Doors and new windows are to be white UPvC to match existing doors and windows please refer to drawing LB/26/008A
- 3.3 The roof to the proposal is to be a EPDM flat roof to the single storey rear extension and pitched roof with tiles to match existing concrete double roman tiles in all other areas, please refer to drawing LB/26/006A
- 3.5 The rear elevation will receive the proposed new extension and have the existing dilapidated extension removed. please refer to drawing LB/26/008A

4.0 Ecology

- 4.1 The proposal does not involve any work to the existing roof structure or loft space.
- 4.2 The proposal does not involve the loss of any trees or hedges.

5.0 Access

The main vehicular access to the site is to remain unaltered from the public highway the proposal is for a young family two adults and two young children the proposal exceeds the current Wiltshire car parking standards for a C3 Dwelling house of 2-3 beds which states a minimum of 2 spaces.

6.0 Landscaping

There will be no change to the landscaping

7.0 Policies

7.1 National Planning Policy Framework 2024

- 7.1.1 The proposal seeks to update an outdated residential home of low energy efficiency to an improved sustainable energy efficient family home.
- 7.1.2 The rear elevation and layout has been designed to create a clear and open connection to the garden.

7.2 Corsham Neighbourhood Plan 2019

- 7.2.1 The proposal has been designed in accordance with the general guidance of the CNP HE1-Design

7.3 Wiltshire Core Strategy. CP57

- 7.3.1 The existing landscaping will be retained.
- 7.3.2 The proposal is considered to be relative in size to the plot.
- 7.3.3 The proposals have taken into account the neighbouring properties with regard height and light.
- 7.3.4 The design of the sliding doors to the kitchen and lounge allows an opportunity to provide passive surveillance and clear view of the garden.

8.0 Conclusion

- 8.1 The proposal has been carefully designed to allow the applicants to create a home for the future that is suitable to bring up their young family.