

21 Barlee Close

Design and Access statement

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Design response to DMHD1

- i) The openness of the neighbourhood and corner position of the site give sufficient space for an extension without affecting the quality of the existing street.
- ii) A satisfactory relationship with the existing is achieved by respecting the design of the original.
- iii) The extension is recessed at the front and rear, creating a lower roof line than the existing to make it subordinate to the existing house.
- iv) The extension is built in the same materials with the same geometries and windows as the existing.
- v) There is no change to the outlook of neighbours as the extension faces the road.
- vi) There is no change to the existing parking, and the long garden is retained.