

Howard J Wroot

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North Lincolnshire Council
Development Control
Civic Centre
Ashby Road
Scunthorpe
DN16 1AV

Date: 16 October 2016

Your ref
Our ref

Dear Sir,

Proposal: Householder planning application for a first floor and rear extension at
Site Location: 16 Graizelound Fields Road, Haxey, Doncaster, DN9 2LN.
Application ref:
Applicant: Mr W Webster

DESIGN AND ACCESS STATEMENT

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This is a Householder Planning Application for the lifting of the garage roof to form two en-suite bathrooms together with a rear extension to form a Family area off the Kitchen.
- 1.2 The extensions will provide additional family space and bathroom at the property.



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The trading name of Howard J Wroot Ltd
Company Number 6586509

2.0 DESIGN

2.1 It is intended to lift the ridge height of the side Garage and Utility Room by 1.0m to be able to provide the necessary head room within the two En-suite Bathrooms – see Section Plan 5 of 6.

2.2 A dormer window will be provided to the front En-suite which is intended to mirror the front gable projection of the house, the rear En-suite will have a Velux roof light.

2.3 In addition to the first floor extension it is intended to extend the rear Kitchen area to level with the Dining Room and to then provide a mono-pitched roof covering over both extensions.

3.0 EXTERNAL MATERIALS



3.1 Brickwork – this will be carefully chosen to match that of the existing property.

3.2 Roof tiles – The roof tiles over the Garage and rear Utility Room will be reused in the construction of the extension and will thus blend in and match the appearance of the existing roof covering.

3.3 However the roof tiles to the rear single storey extension will differ in profile to those covering the main building due to them having to be laid to a shallower pitch. This necessitates using a Marley Mendip dark red interlocking concrete tile see below.

Concrete Tiles : Mendip Interlocking Tile Back to t

Overview
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Advantages

- > Low pitch solution
- > Performs at rafter lengths up to and including 10m
- > Excellent covering capacity
- > Can achieve an A+ rating in the BRE Green Guide to Specification*
- > Accredited to the BES 6001 standard for responsible sourcing

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Colours & Samples ✓

Click on a colour to view a larger version and to select a sample

Mendip - Dark Red (MA12326S)



4.0 SCALE

4.1 The scale of the rear extension does not project out any further than the existing rear Dining Room extension.

4.2 The first floor extension/lifting the garage roof will only be by 1.0m and will have negligible impact on the neighbouring property.

4.3 It should be noted there are no rear facing new first floor windows to be created this will therefore prevent any overlooking from the first floor extension

5.0 ACCESS

5.1 Vehicular access will be directly off Graizelound Fields Road, see Block Plan, there are no changes to vehicular and pedestrian access.

6.0 DRAINAGE

6.1 Surface water will be run to the existing fall pipes and surface water drains.

6.2 Foul drainage will be connected to the existing SVP running within the Garage and thus to the existing main sewers.

7.0 SITE ARIEL PHOTOGRAPH

