

Design Access & Statement

8, Ivy Court



Photograph 1 Front View

Proposed Development

This proposed development involves the construction of a 2 storey side extension, & including a single storey rear extension. This will create a new dining & study area at ground floor level, with a larger bedroom with ensuite/dressing room at first floor. The new extensions will be constricted up to the existing boundary line on the southern side, as shown. The brick gable end of the extension will form part of the boundary line with the existing fences.

Appearance

The dwelling is in a cul-de-sac off a side road off the main Stakes Road in WaterlooVille. The housing in the surrounding roads is of mainly 2 storey dwellings. This area of housing was built approximately in the 1960's or 1970's & the layout of the streets gave the dwellings small front gardens & large rear gardens.

The property in a semi-detached property, brick built with partial cladding to the front elevation, with a tiled pitched roof.



Photograph 2 Rear View



**Photograph 3 Rear View
close up**

Design & Access Considerations

The existing roads in the area are wide & the properties in this cul-de-sac all have driveways off these roads. The current vehicle access to the property is from the cul-de-sac, & this will remain in place. From the photographs it can be seen that there is a public pedestrian footpath/access running close to the side of the property, giving access to Stakes Road. It is felt that the new side extension will not impose any overlooking to the properties located southwards on park Farm Road.

Access to the existing house is off the cul-de-sac, with 3 parking spaces on the front courtyard. There is no rear access to the property; however, there is a side pedestrian access off the southern boundary.

There is one garage on site, which is located to the rear of the garden, with access off the southern boundary line, as shown in the photographs & drawings. It is intended to keep this garage, with the existing access. This was approved in 1997, including a new vehicular access off the cul-de-sac.

There is also an existing pedestrian access along the southern boundary line as well, as shown on the drawings & the photograph below. It is intended to relocate this pedestrian access further along this boundary wall as shown on the proposed plans.

The new development will have 3 parking spaces at the front of the property as shown & also the existing detached garage.



Photograph 4 Side View

This is the existing pedestrian access leading to Stakes Road.

Planning History

In 1997 there were 2 Planning Applications, both of which were Approved.

June 1997: Detached garage & 1.8m fence & creation of new vehicular access.

October 1997: Single storey rear extension.



Photograph 5 Side View



Photograph 6 Pedestrian Access



Photograph 7 Existing Garage

Layout

The new side extension will consist of a new breakfast/dining room, with an enlarged study/games room at ground floor. At first floor there will consist of a new main bedroom with ensuite facilities & a new dressing room,

Impact On Development To Adjacent Properties

It is felt that the proposed development would not have an adverse effect on the amenities of the neighbouring

Conclusion

It is felt that the proposed alterations are in keeping with the existing surrounding residential development.

The new extensions are in keeping with the materials on the existing dwelling & the rear extension will create a modern & more useable 4 bedroom family dwelling.

The garden is large enough to enable this extension, still leaving a large garden area to the rear. With the existing garage at the end of the property & still leaving 3 parking spaces at the front, it is felt that there is adequate