



2023/JW

10th Jan 2023

Re: Planning application for the construction of a front porch extension at 39 Meadow View, Marford, LL12.

DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. Use

- The subject premises is a detached dwellinghouse with front and rear garden area.

2. Amount of development

The proposed works are external only and within the curtilage of the existing site and can be summarised as follows:

- Construction of single storey porch extension.
- Render the porch extension and existing timber clad area of the north-east elevation.

3. Indicative Layout

- The external proposals are to be situated to the South-West of the building, as shown on the accompanying drawings.
- 23139 - 101
- 23139 - 102
- 23139 - 401
- 23139 - 402
- 23139 - 403

4. Scale

- The new beer terrace footprint is approximately 8m².
- Timber Post to be approximately 2680mm high at eaves height and 3500mm at ridge height.

5. Landscaping

- Reinstatement of paving following construction works.

6. Appearance

- The appearance of the porch extension matches those in which are currently used on the street. The design has used the gable end roof and lean-to in order to match the surrounding area, whilst providing a architecturally clean finish to the dwelling.



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7. **Access**

Access to the dwelling will now be from the front door proposed in the extension. Vehicular access is unaffected.

DESIGN SUMMARY

In summary, the scheme has been developed to meet requirement of the homeowners whilst remaining in keep within the neighbourhood. The size of the porch is minimal with little view from the street scene.