

Design and Access statement

Primrose Cottage Outbuilding

Fleet Hill

RG40 4LH



Front View



View further down driveway

Site: Primrose Cottage is a 1980s built house set in a substantial plot accessed via a private road. The house is largely brick built at ground floor with dark timber cladding at high level and a mixture of tiled and lead lined roofs. The house has been extended a number of times as indicated in the volume schedule.

To the front/side of the house there is a 4-car garage, which has been in use since sometime before the current applicants purchased the house in 2018.

Proposal:

The proposed extension, to provide an additional ancillary amenity room, is to the rear side of the existing garage building, mirroring its form and height. The extension will have the same dark cladding as the garage which is also reflected in the main house.

With reference to Council planning policies CP3 and CP11 (building outside settlement areas), we believe the extension, although adding area, will not impact the rural quality of the site. This is due to the grouping of buildings on the site, the barn like quality of the proposal and the screening by the adjacent trees and hedging. The proposed site is some distance from the private access road and right of way, and is largely out of public view.

There will be no negative effects on neighbouring properties due to the position of the house on the plot.

Parking:

The proposed extension will not affect the current parking arrangement which provides ample parking and turning space.