

P - 15 - 083



PROPOSED REAR EXTENSION AND SIDE PORCH

**"VENTOUX",
McFARLANDS DOWN, TELEGRAPH, ST MARY'S,
ISLES OF SCILLY TR21 0NS.**

Mr B BLACKWELL

Design and Access Statement

**PAUL OSBORNE
Kavorna, Hugh St, St. Mary's
Isles of Scilly**

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DESIGN AND ACCESS STATEMENT AND PLANNING ASSESSMENT

THE PROPOSAL

The application seeks planning permission to add a rear extension to incorporate an lounge, and the addition of a side entrance porch.

The proposed layout is shown on the accompanying block plan, demonstrating that the converted building is sited to the south-east corner of the applicant's land.

The access point is also shown on this drawing, which confirms that vehicular and pedestrian access would be by way of the present site entrance, off the McFarlands road.

The scale of the proposal is illustrated on the drawings accompanying the planning application. They show that the proposed alterations would have an additional floorspace of 26 meters squared. The maximum height of the building would be 3.81 metres and its eaves would be 2.3 metres above the level of the immediately adjoining ground.

As far as drainage is concerned; Foul water would be disposed of to a septic tank located on the applicants land. These features are subject to details being agreed with the Environment Agency and Building Control Officers.

THE SITE AND ITS SURROUNDINGS

The application site is to add a small rear along extension with a side entrance porch allowing the applicant to make better use of the dwellings existing layout.

The property is a small 2 bedroom dwelling that was once part of a larger dwelling that has now been split into two by the previous owners; the dwelling is subject to s S106.

The site is located to the north of St. Mary's on the McFarlands Down, Telegraph which is settlement of residential homes, guesthouses and holiday units.

The field adjacent to this application is proposed for development of up to 8 dwellings within the Local Planning Policy. Between the applicants site and the proposed development site is a single track and hedge.

EVALUATION

The application is to make better use of the layout; with the addition of a rear extension the applicant can create a lounge area, transforming the current lounge into a dining area, which leads from the existing kitchen. The side porch allows the applicant to have an area to store cloths and out door foot wear.

DESIGN

USE

The proposal is to keep the existing character of the existing building by copying the existing materials used within the main building.

AMOUNT

The rear extension will be 4m x 4.7m the side porch will be 2m x 3.69m. both to be ground floor only.

LAYOUT

The current layout contains a lounge, kitchen bedroom and rear entrance hall on the ground floor, with a stairway to the roof space which contains a one bedroom with bathroom.

The proposal is to remove the wasted space of the ground floor hall way and open up the existing kitchen to allow more space within, the additional space allows for a small bathroom to be added. The current lounge can then be used as a dining area and the new rear extension will provide a lounge area.

The addition of the side porch allows both access to the dwelling opening up the kitchen area and allowing more natural light into what is a dark space, but will also allow access to the rear of the dwelling.

A larger opening is also proposed to the north elevation of the dwelling allowing better light into the roof space and allowing a view across to Tresco. There are no overlooking issues as there is currently an existing window in this location.

SCALE

The scale of the proposed house is described above and shown on the accompanying drawings. I

LANDSCAPING

The landscaping will be identical to the existing and is contained within the cartilage of the main dwelling.

APPEARANCE

The proposal is to keep the current appearance of the dwelling.

ACCESS

VEHICULAR AND TRANSPORT LINKS

Vehicular access to the proposal will be via the main driveway. There is ample space for disability or additional parking. The main access road leading to the site is via Telegraph Road. There is also a community bus collection stop within 100 metres of the proposal.