

DESIGN AND ACCESS STATEMENT

SITE ADDRESS:

Brownrigg
Otterburn
Northumberland
NE19 1LQ



PROPOSAL:

Demolition of existing Sunroom down to existing floor level.
Construction of new external walling and a new flat roof.
Widen one existing structural opening in Kitchen external wall.
Formation of one new window in Kitchen external wall.

REASON FOR THE PROPOSAL:

Modernisation of the property

HISTORY:

The existing sunroom has been in place for many years.

A previous planning approval has been granted for a similar proposal ref 17NP0098

AMOUNT:

The proposal is over the existing Sunroom plan area.

LAYOUT:

The existing plan layout is maintained.

SCALE:

The proposal is over the existing Sunroom plan area, therefore there will be no change to the existing scale on plan.

The new Sunroom flat roof will be raised to match the height of the existing flat roof over the Kitchen.

LANDSCAPING:

Not applicable

APPEARANCE:

As the existing plan area is to be maintained and the increase in flat roof height is minimal, whilst fusing with the existing Kitchen flat roof level for improved aesthetics, the volume of the existing Sunroom remains constant.

CONCLUSION:

The proposal would not alter the current style of the existing building to detrimentally alter the appearance of the building.

The proposal is in line with a previous and recent planning approval, number 17NP0098.

The proposed works will have no detrimental impact on the dwelling.