

Design and Access Statement

Existing Situation

This application requests approval for a small rear extension and the addition of raised decking over part of the existing patio.

The property is a semi-detached, five-bedroom house with an original building dating from the 1930s incorporating a “granny-annex” extension, including a garage and utility room with bedrooms and additional bathroom above, permitted in 1995 and built in the late 1990s. The ground floor adjacent to 21 Beaulieu Road remains aligned with the original rear elevation, while the previously permitted extension projects 2.7m beyond it, forming the current two-story principal rear facade.



(Above) A photograph of the existing building as viewed from the rear garden, showing the location of the proposed ‘infill’ extension at ground floor level.

Proposal

The proposal is to create a small extension at ground floor level adjacent to the boundary with No 21 Beaulieu Road. Together with internal structural alternations at ground floor level, this will significantly enhance thew “flow” and utility of the principal living space within the house consistent with contemporary living.

The provision of exterior decking over the existing patio will permit future level access to and from the reconfigured main living accommodation within the house.

The proposed decking is to be raised a little more than the 0.3m allowed for under permitted development rules.

Ordinarily, the proposed extension might have constituted permitted development under the General Permitted Development Order of the Planning Acts, but on account of the previously permitted and implemented extension works it is likely that existing rights will have been fully utilized. Hence the need for this application.

The proposed extension will be at ground level only, flat roofed and be approximately 3m high above ground floor level at the boundary. The small extension will project approximately 2.4m along the boundary and its rear elevation with patio doors is to be set back 0.3m from the existing principal rear elevation. The extension, therefore, will be situated almost entirely within the “shadow” cast by the existing building over the rear of 21 Beaulieu Road.

The extension will create 6.43m² additional floor area.

The extension will incorporate highly efficient thermal insulation and a thermally broken roof light to illuminate the interior living space. External wall finishes will match those of the rest of the house.

It is considered that the proposed works are consistent with the recommendations of the “Quality Places” Supplementary Planning Document adopted by the Borough Council in 2011.



Roof light (above)



Composite decking (above)



Design references for the proposed single story extension and patio.

Bi fold patio doors (left)