Design and Access Statement – May 2025

2 Morgan Close
Yaxley
PE7 3GE

For and on Behalf of
Mr and Mrs Haigh

Householder Planning Application



2 Morgan Close Front Elevation

Proposal

The proposal, forming this submission, consists of the construction of a single storey rear extension.

The proposal is within 2m of the boundary to the neighbouring property and is over 3m in height so on that basis only falls outside of permitted development.

Existing Site

The site for the proposed works is the rear of the existing dwelling at 2 Morgan Close, Yaxley.

There are no planning applications recorded on the Huntingdonshire District Council website relating to this property.



2 Morgan Close Rear Elevation

Use

The house will continue to be used as a dwelling for a single family. The extension will be used as a garden room adjoining the existing dining area.

Amount

The extension will create an additional 12m2 of floor area at ground floor level.

Layout

The proposal will create an extension to the ground floor dining space with connection to the garden.

Scale

The extension has been designed to be of a scale that is appropriate to the existing dwelling.

Landscaping

The proposals will have little impact on the existing landscaping. A small area of existing patio will be relocated to sit adjacent to the new extension.

Appearance

The extension will be finished in render to clearly differentiate the extension from the main house. The extension is designed as a contemporary styled addition with parapet walls and coping stones.

Access

Vehicle and pedestrian access to the dwelling will be unchanged.

Conclusion

The proposal forming this planning application can be seen to be a considered and appropriately scaled addition to the existing house which will improve its usability for the current owners.

We trust that the proposal forming this submission will be considered favourably with a positive planning decision.

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