This statement supports the planning application relating to No.4 The Drive in St.Ives.

DESIGN, ACCESS & HERITAGE STATEMENT

Design; Site Location and Context;
The property is an approx 1960's built three-bedroom brick constructed bungalow with a Magnolia coloured masonry paint finish. The doors and windows are of white upvc. It is situated on a large plot with plenty of parking at the front. The roof finish are plain concrete roof tiles and there is an attached felted flat roof double garage. The property is situated in The Drive, which is located off Westwood Road. The bungalow is set back from the access road by approx. 7 metres.
The street scene will not be affected in any way whatsoever.

Proposed Works and Design Considerations;
To request planning permission to extend the existing kitchen to be located beside the lounge extension which was a previous planning application that was granted permission in 1991.
The proposed intends to provide the owners with a more usable space by creating a dining area that will connect the existing kitchen and the existing lounge area. The proposed extension will match the existing main building; painted brick, upvc windows and doors, matching roof tiles. The proposed roof design will be sympathetic to the existing building and the proposed roof pitch and height will match the lower pitch roof of the previous extension. The area in which the proposed extension will be located is currently an unused concrete slabbed area, as can be seen in the photographs.

Scale & Impact;
The proposed extension has been designed to be in-keeping with the look of the existing structure and the external rear wall of the proposed is to be built set back from the previous extension.
There is no impact on the front elevation.

Impact on neighbours;
There are no neighbouring properties at the rear and the proposed extension will have no impact on the neighbours either side, in regards to view, or impact of light.
The proposed extension will not protrude pass further than the previous extension that was granted planning permission.

Landscaping;
The existing grassed areas of the garden will be unaffected by the proposed. The area upon which the proposed extension is to be located is an unused area of concrete slabs.

Appearance;
The appearance of the proposed extension has taken in full account of the existing style of the dwelling.

Sustainable Considerations;
It is our expressed opinion that there is no negative impact, or reduction of daylight / sunlight upon any of the close neighbouring properties.

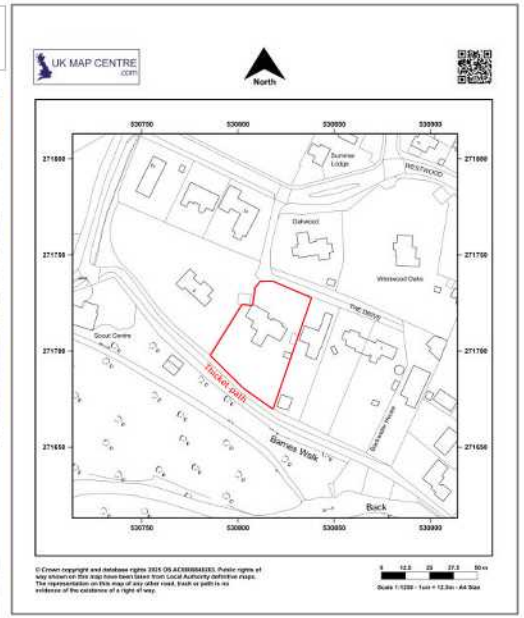
Access;
The proposed plans do not change any access to the front or rear of the property. The finished floor levels will be the same height as the existing.

Heritage; Site context**:**
Permission for an lounge extension was granted in 1991.
No.4 The Drive is not considered to be a listed building but is set within a conservation area.
Overall, the proposal will not have any impact whatsoever on any heritage features surrounding the property, or affect any trees or natural areas of beauty.
At the rear of the property, the garden backs onto Thicket Path.
This path links St.Ives to the village of Houghton and has been in use for over thousand years. Originally the path was used for access for the construction and expansion of the town. It is now a public walkway. Ridge and furrow features date back to the 11th century. The path is designated as a public right of way. The proposed extension cannot be seen from this public path.
The proposed extension does not affect this path in any way, or the surrounding trees, as the proposed extension is over 20 metres away from the boundary and is within the external wall line of the existing extension that was previously granted planning permission in 1991.

Conclusion;
It is based on the above information that planning consent should be considered for approval for the proposed extension as it will have no impact on the surrounding areas, neighbouring properties and if anything, will only balance out and enhance the rear view of the existing dwelling, creating a more usable internal space for the current owners enabling them to continue to live there for many more years to come.

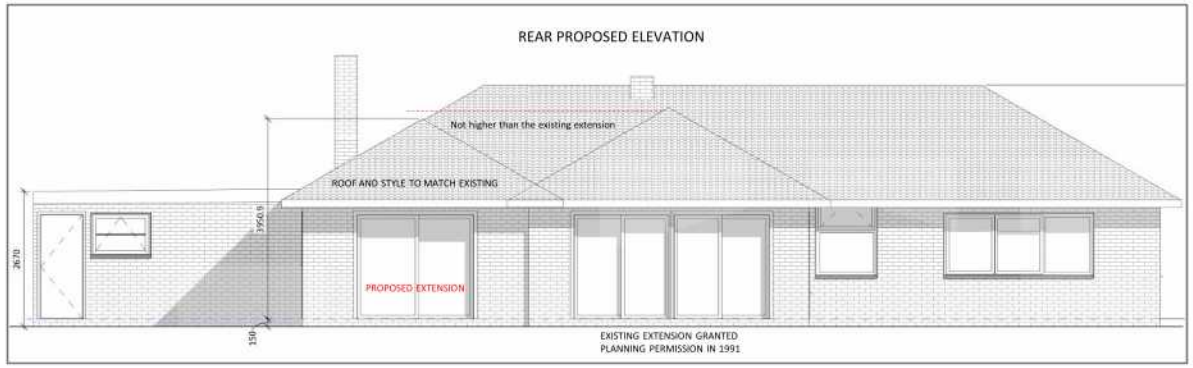






VIEW OF THE EXISTING BUILDING





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Client Details :
Mr & Mrs Martin,
4 the Drive,
St.Ives, PE27 6DL

Date: 14/05/2025

Project :
Proposed Rear Extension

All dimensions shown are provided in good faith for planning and building regulation purposes only.
For construction detail it is the responsibility of the building contractor to check the onsite dimensions.
The contractor is advised to set out any face brickwork to avoid unsightly cuts and closures. The planned dimensions may be adjusted in accordance with professional judgement.
If changes are made to the drawings or specifications, the advice of the building control officer should be sought.
Roof construction designed by an approved roof manufacturer.
Doors and windows to be checked by the builder.
Existing drains to be checked to see if they are in working order.