Design and Access Statement.

Use
The proposal would see the site continue to be utilised for as a commercial site, reflecting the overwhelming majority of the locality. The site lies within a town centre location with a variety of scales, designs and detailing. As such, the proposed unit would sit comfortably with these neighbouring properties in a manner which would neither adversely affect the existing character and appearance of the locality, the listed building or the wider Conservation Area.

Amount
The application seeks the addition of a detached Kitchen / Bathroom Showroom Sales unit to the rear of the existing site.

Layout
Details of the layout and siting of the unit are shown on the accompanying plans and would allow for a harmonious relationship with listed building and neighbouring properties making a positive contribution towards reflecting and reinforcing the existing character and appearance of the more immediate locality and wider Conservation Area.

Scale
As can be seen from the plans included within this application, the proposed unit is single storey in nature and scale and would be screened from most vantage points within the site by boundary wall and the fact the unit is towards the rear of the site affording limited views from any public vantage point.

Landscaping
The site would be hard and soft landscaped in a manner commensurate with the continued use of the site.

Appearance
The overall character of the development is an appropriately designed and detailed unit which would respond in an appropriate manner to the constraints upon, and opportunities for development at the site.

For the various reasons set out above, it is considered that the proposals would not cause demonstrable harm to the acknowledged interest of any designated or undesignated heritage assets. As such, and in accordance with guidance in this respect, the proposals should be supported, and planning permission granted.