# BUILDING DESIGN CONSULTANCY

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Huntingdonshire District Council.
Development Services Dept.
Pathfinder House,
St Mary's Street,
Huntingdon,
Cambs.
PE29 3TN.

PROPOSED DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT FOR THE PROPOSED SINGLE STOREY REAR EXTENSION, WITH INTERNAL ALTERATIONS.
AT NO. 21A, GREEN END ROAD, ST. NEOT'S, CAMBS. PE19 1SE.

Introduction and Background.

This statement has been prepared in support a Householders Planning application to erect a single storey rear extension structure as for the above heading .

The existing property comprises of a two storey detached 3 bedroom property dwelling, with a single garage of which is linked to a garage in the ownership of No. 21 Green End Road.

The existing property was built in around 2006.

A shared access drive off Green End Road, serves both No. 21A and No. 21 properties.

The current property lies adjacent to the Conversation Area of St. Neot's. This is to both the Eastern and Southern fenced boundaries.

DESIGN AND ACCESS.

Proposal.

The applicant seeks permission to erect a single storey rear extension with the main materials comprising of facing brickwork and concrete roof tiles that will match those as existing.

The proposed extension will be 7.88M wide x 2.30M deep x 2.70M height to top of eaves and 3.80M to top of roof pitch. Both the 2.70 and 3.80M dimensions being above the ground, patio level.

The proposal sits within the existing rear wall which has an overall width of 8.00M.

The proposed structure is sited within the existing rear garden, where distances to existing fenced boundaries will be 8.80M to the rear southern boundary, 60MM to side western boundary and 1.30M to the fenced eastern boundary.

-The existing gated side access path to the eastern side is retained.

See application drawings and in particular drawing 2024/07/09 Proposed Site Plan.

Landscaping.

The proposal does not include any significant landscaping works, apart from the existing paved patio which will be removed for the proposed extension and reinstated in a reduced modest format beyond the new proposal

Ecology.

The proposal does not impact upon either of the existing ecology / biodiversity areas as the proposed extension will be built over the existing paved patio area.

The new paved patio area will be provided with a reduced area to that as existing.

Flood Risk.

The existing property and including the proposal does not lye within the any existing Flood Zones for St. Neot's.

Access.

The new proposal does not alter the existing vehicular and pedestrian access to the existing property off Green End Road.

The proposal does not alter the existing gated side entrance, between the existing property frontage and rear garden.

The existing 1.8M high boarded fences to the rear and side boundaries will be retained.

HERITAGE STATEMENT.

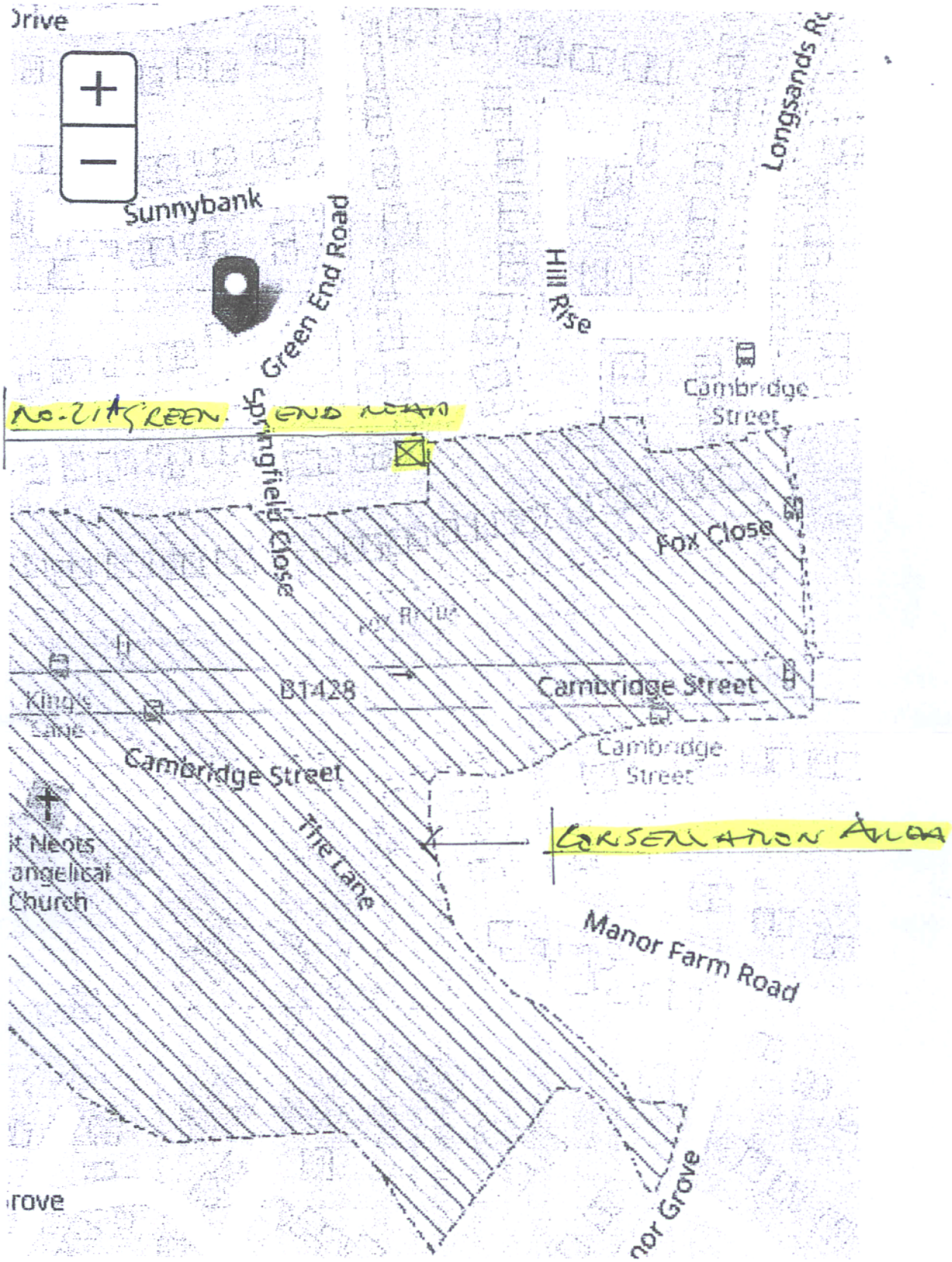
The proposed extension structure is to be constructed within the grounds of the existing property.

Although there are a large number of listed buildings within the area of St. Neot's, none are within the area of the proposed works and existing property.

The proposal being single storey and therefore subordinate to the existing two storey dwelling.

The proposal together with the existing host dwelling lies adjacent to the existing St. Neot's Conservation Area. See statement above.

The proposal does not in our opinion impact in any way on the Conservation Area and is considered in its design form, by the use of matching materials to the existing host property and the additional floor space will provide additional enjoyment to the existing host property.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Springfield Close
Cambridge Street
Fox Close
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Cambridge Street
Cambridge Street
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Tithe Lane
Manor Farm Road
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