

Design and Access statement relating to proposals for a rear extension to  
**76 Horsham Close, Haverhill, CB9 7HN**

This statement should be read in conjunction with drawings HC / 01, 02 and 03 and accompanying documents submitted as part of the planning application

**Proposals**

To construct a small rear extension to the existing two storey terrace house

The existing house forms part of a small terrace of four houses. The rear elevation to this property is set back from the two adjoining houses and as such forms a natural recess to construct the extension within.

The extension projects a very modest 2200mm beyond the rear building line

The extension is designed as a simple lean-to construction to minimise the visual impact of the proposed extension. The proposals are modest in scale and in keeping with the existing house and adjoining properties.

The existing properties are of modern design and the proposed extension is similarly of modern construction to maximise natural daylight into the house and aspect into the garden

**Listing**

The property is not listed

**Highways**

No alterations to the existing access and driveway to and from the property are envisaged. The proposed extension will not generate any additional car movements and or car numbers

**Local requirements**

(i). Affordable housing

This is not applicable to this application

(ii). Air quality

No detrimental air quality issues will be created by this application

(iii). Biodiversity

The existing house sits within a small established garden which is grassed.

This garden is presently tendered and not a wild garden, but recent research suggests that this does not necessarily limited the extent of any local animal and plant diversity. In any event no reduction to this biodiversity will be created by the proposed extension which is to be built essentially on the existing paved terrace

(iv). Daylight / Sunlight

Due to the sites' position relative to the sun's path, the proposed development will not have any detrimental effects to the neighbouring buildings in terms of daylight and sunlight. A formal assessment is therefore unnecessary

(v). Environmental assessment

The proposals are for a modest new extension and no environmental impact will be created by its construction.

(vi). Flood risk assessment

The environmental Agency's flood risk assessment charts show no flood risk to this part of Great Wilbraham

(vii). Waste management

No detrimental effects will be created by this proposed pavilion

(vii). Foul sewage assessment

No alterations to the existing foul sewer connection will be created by the proposed pavilion

(ix). Land contamination

The site is not contaminated and no detrimental effects will be created by the proposed extension. A desk top study has been undertaken and a standard environmental search has confirmed that the area is low risk with no contamination markers for this site

(x). Noise assessment

It is not envisaged that there will be any increase in noise and or any disruption to any neighbouring property and as such an assessment is unnecessary

(xi). Heritage Statement

All the properties in Horsham Close are a newly built estate, constructed between 1991 and 1995. The land before this period was previously farm land, but developed as part of the planning strategy for Haverhill.

The roads are planned as a series of organic curved shapes but to the currently highways regulations which prescribe generous radius turns and hammerheads. The houses are generally identical, with a slight change in material use and are grouped in short terraces. Parking and garaging are generally grouped in private clusters of 6-8 units and with rear access from the gardens where possible

The design of the buildings and their Architecture is of its period.

(xii). Conservation Area

The property is not positioned within a defined conservation area.

(xiii). Arboricultural implications

There are no trees within the garden and or adjacent properties and which could be effected by the proposed rear extension

(xiv). Sustainability assessment

The proposed extension is intended to be a high quality sustainable development. The construction is intended to be a timber framed building. The roof tiles will be reclaimed second hand natural slates

The extensive glazing will be double glazed clear glass with highly insulated units to achieve the highest and latest technical specification

(xv) Renewable Energy Statement

The extension will be built of sustainable materials and to modern standards of insulation, higher than present building regulation standards demand. Despite the area of well insulated glass the extension is a thermally efficient, low energy building and due to the area of glass will collect more energy particularly winter sun than it loses.

(xvi) Landscaping details

No additional landscaping proposals are intended for the garden. The existing terrace will remain largely as the existing surface and size in order to work with the proposed extension

(xvii). Lighting assessment

No additional external lighting is proposed

(xviii). Open spaces assessment

There are no public open spaces connected to this application and an assessment is therefore unnecessary.

(xix) Planning statement

An application was made under DC/24/0910/CLP for approval as a permitted development . We have been advised that the proposals do not technically meet the permitted development rights and as such we were requested to make a formal householder planning application The planning officer dealing with the application stated that an approval under the householder application would 'likely' be granted.

We are unaware of any planning policies that would prohibit these proposals..

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Peter Romaniuk RIBA  
Big Brown Dog Limited