



DESIGN AND ACCESS STATEMENT

Proposal : Single-Storey Rear Extension
at
Address : 7 Castle Lane, Haverhill, CB9 9NG

1. Introduction

This Design and Access Statement accompanies the householder planning application for the construction of a single-storey rear extension at 7 Castle Lane, Haverhill.

The proposed development aims to create a high-quality, contemporary living space that enhances the functionality and comfort of the property while respecting the scale and character of the surrounding residential environment.

The extension will accommodate a new open-plan living, kitchen, and dining area on one side, and a bedroom with an adjoining bathroom on the other.

2. Site and Surrounding Context

- The application site is a two-storey detached dwelling located within a well-established residential area of Haverhill.
- The surrounding properties along Castle Lane exhibit a variety of extensions and alterations, including single-storey rear additions typical of suburban settings.
- The site benefits from a private rear garden, enclosed by fencing, which provides a suitable location for the proposed rear extension without adverse visual or amenity impacts.
- The property is not listed, and the site does not fall within a Conservation Area or any other designated heritage zone.

3. Existing Property and Layout

The existing dwelling comprises:

- **Ground Floor:** Entrance hall, living room, kitchen, and dining space.
- **First Floor:** Bedrooms and bathrooms.

The rear elevation currently opens onto a private garden area, allowing for a modest and proportionate extension to the rear.

4. Proposed Development

4.1 Description of the Proposal

The proposed works involve the construction of a single-storey rear extension with the following characteristics:

- **Width:** 8.0 metres (full width of the rear elevation).
- **Depth:** 4.0 metres from the existing rear wall.
- **Height:** 2.7 metres to the flat roof (no skylights).
- **Roof:** Flat roof design to minimise visual impact from neighbouring properties.
- **Use:**
 - **Left side:** Open-plan kitchen, living, and dining area.
 - **Right side:** Bedroom with en-suite bathroom.

The proposal will utilise Hardie Plank cladding externally, with timber-framed cavity walls to ensure a warm, modern aesthetic.

4.2 Design Objectives

- To provide a functional and comfortable living extension in keeping with modern family needs.
- To minimise visual bulk and respect the architectural proportions of the host dwelling.
- To ensure privacy and amenity of adjoining neighbours are protected.
- To use durable, sustainable materials that complement the property and the wider streetscape.

5. Design Considerations

5.1 Scale and Massing

- The extension remains single-storey and subordinate to the existing property.
- At only 2.7 metres in height, it sits comfortably below the first-floor window line.
- The flat roof design ensures minimal visual intrusion when viewed from adjacent gardens.

5.2 Appearance and Materials

| Element | Proposed Material | Justification |
|----------------|----------------------------------|---|
| External Walls | Hardie Plank horizontal cladding | Provides a clean, contemporary finish and durable weather protection. |
| Wall Structure | Timber frame cavity wall | Lightweight and energy-efficient construction. |
| Roof | Flat roof with membrane finish | Minimises height and visual dominance. |
| Doors/Windows | Double-glazed aluminium or uPVC | Ensures high thermal efficiency and consistency with existing property. |

The proposed materials will harmonise with the main dwelling while subtly distinguishing the new addition as a modern intervention.

5.3 Internal Layout

The proposed layout achieves efficient spatial organisation:

- **Open-plan area:** Positioned adjacent to the existing kitchen to create a continuous living and dining zone, enhancing natural light and ventilation.
- **Bedroom and Bathroom:** Situated at the opposite end for privacy and accessibility.

6. Daylight, Privacy, and Neighbouring Impact

- The extension's height (2.7m) and absence of skylights prevent any risk of overlooking or loss of privacy.
- No windows are proposed on the side elevations, avoiding direct sightlines into neighbouring gardens.
- The flat roof and modest scale ensure no overshadowing or loss of sunlight to adjacent properties.

7. Sustainability and Construction Approach

The proposal will adopt sustainable design principles, including:

- Timber frame construction, which is renewable and offers excellent insulation.
- Use of energy-efficient glazing and LED lighting to reduce energy demand.
- Local material sourcing to minimise transport emissions.

- Rainwater discharge managed via existing drainage systems and soakaways.

8. Access and Parking

- Pedestrian access remains unchanged, with entry through the existing dwelling.
- Vehicular access and parking are unaffected by the proposal.
- Internal access to the extension will be level and compliant with Part M (Access to and Use of Buildings) of the Building Regulations.

9. Planning Policy Context

National Planning Policy Framework (NPPF, 2023)

The proposal aligns with the NPPF's core design principles:

- Promotes high-quality, sustainable housing extensions.
- Ensures design that is visually appropriate and proportionate.
- Respects the character of local surroundings and neighbour amenity.

West Suffolk Local Plan Policies

Relevant local policies include:

- **DM2 – Creating Places:** The design is contextually appropriate, functional, and visually attractive.
- **DM24 – Alterations or Extensions to Dwellings:** The extension is subordinate and maintains neighbour amenity.
- **DM7 – Sustainable Design and Construction:** Incorporates energy-efficient building materials and sustainable drainage.

10. Impact Assessment

- **Visual Impact:** Minimal, given the low height and rear position shielded from public view.
- **Neighbouring Properties:** No adverse effect on sunlight, daylight, or privacy.
- **Character of Area:** Maintains residential character; similar scale to nearby extensions.

11. Conclusion

The proposed single-storey rear extension at 7 Castle Lane, Haverhill represents a modest, well-designed, and sustainable improvement to the property.

The design:

- Enhances living quality through modern open-plan spaces.
- Respects the character, scale, and appearance of the host dwelling.
- Maintains neighbour privacy and amenity.
- Incorporates sustainable materials and efficient construction techniques.

Accordingly, the proposal is considered to be fully compliant with the NPPF and West Suffolk planning policies, and it is respectfully requested that planning permission be granted.