

Proposed Householder Planning for Extensions to Dwelling

Spring Farm, Garnetts Lane, Tarbock Green,

Design and Access Statement PROPOSAL JUSTIFICATION

On Behalf Of

Mr L Gumbley

Prepared by



July 2025

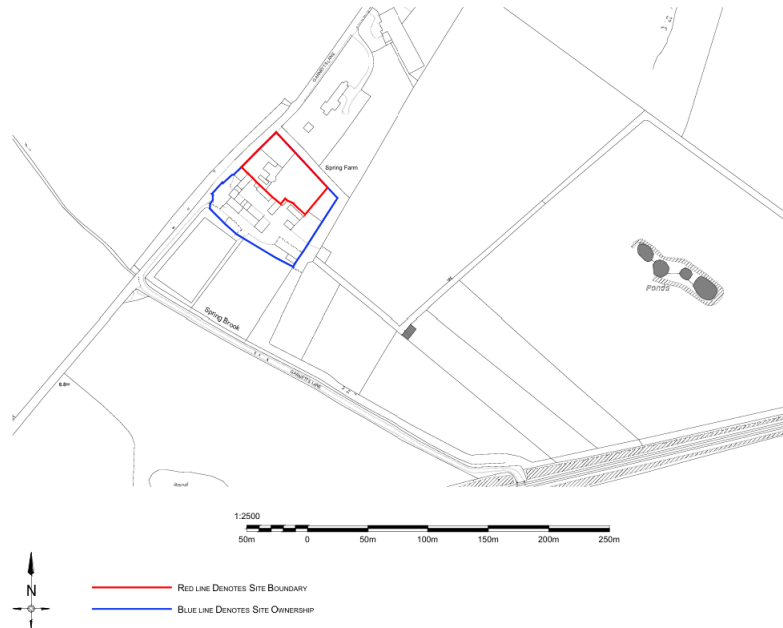
This Design and access Statement accompanies the full planning application for the proposal.

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1 Introduction

This statement has been prepared by Philip Lambert Architecture Ltd in support of a planning application for the construction of various extensions to the property at Spring Farm, Garnetts Lane, Tarbock Green, L35 1QN



The report has been prepared on behalf of the applicant, the owner of the site Mr Gumbley. Mr Gumbley wishes to undertake renovations of the property to bring it back into use as a family home. As part of the works, it is intended to extend the property to allow it to be fit for purpose.

In order to gain a full understanding of the detailed proposals. This Statement should be read in conjunction with the submitted planning drawings.

The Design and Access Statement has been prepared in line with the recommendations within the guidance document "Design and Access Statements: How to Write, Read and Use them", published by CABI.

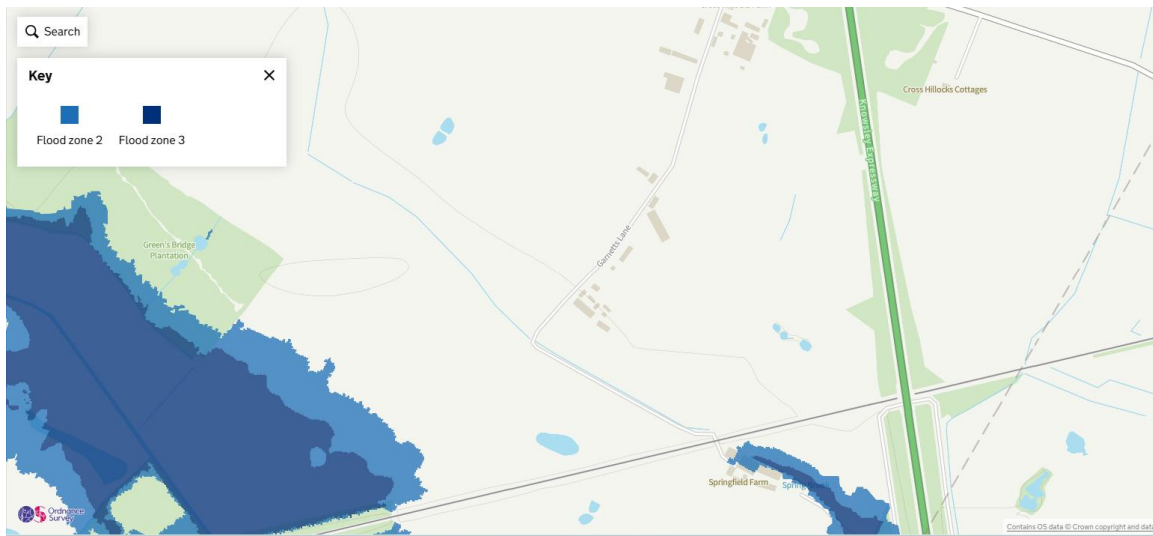
2 Assessment

Context

The development site is set within an established residential area; this area is located within an allocated within the designated Greenbelt area.



The site is outside of floodzones 2 and 3 as shown on the plan below.



The surrounding area to the site is countryside, as such there are no immediate neighbours to the property.

Access to the site is from Garnetts Lane North West of the site.

The existing property has good coverage from the road, as such the only real impact of proposals will be realised by the applicant.



It is proposed the new extension will take allowance of existing on-site volume to minimise the impact on the green belt.

An assessment of onsite volumes will be carried out to determine the size of the original property, and the existing on-site volumes ahead of the proposals being developed.

3 Evaluation

A review of the information collected and assessed so far is undertaken to inform the site redevelopment:

- The site is an established residential dwelling, albeit part of a farm set in the Green belt.
- Consideration is needed of previous outbuildings to the existing dwelling, and any further extensions will need to present a minimal increase to the onsite volume.
- The materials used in the proposal need to be considerate of the existing dwelling and the surrounding environment, as such will match the existing.
- The proposal needs to allow the functionality to meet the client's needs.

4 Design

4.1 Use

- The proposal is for the extensions to either marry with but not exceed the existing property heights.
- The accompanying drawings illustrate the proposals for 3no extensions in total
- The proposal will retain the access to the house as existing

4.2 Amount

- It has been calculated the existing volume on site is:

EXISTING HOUSE VOLUME = 660 m³

EXISTING OUTBUILDINGS VOLUME WITHIN RED LINE = 108 m³

TOTAL VOLUME = 768 m³

- The new volume proposed is:

PROPOSED EXTENSION VOLUME = 303 m³

EXISTING HOUSE VOLUME = 660 m³

EXISTING OUTBUILDINGS VOLUME BEING DEMOLISHED = 108 m³

TOTAL NEW VOLUME = 855 m³

- The proposal will have an impact of 87 Cubic meters. This an increase of less than 10% volume.

4.3 Appearance

- The proposed materials are all in line with the existing property, the predominant material will be stone to match the existing house and walls.

5 Conclusion

- This Document has been compiled to inform the justification for this proposal albeit development in the greenbelt.
- It is felt the proposals put forward provide a solution that should be considered acceptable given the context provided.