

Design and Access Statement

Proposed Single Storey Rear Extension

17 Gillott Lane, Wickersley, Rotherham, S66 1EH

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the demolition of an existing conservatory and the construction of a new single-storey rear extension at 17 Gillott Lane, Wickersley, Rotherham.

The site lies within the Wickersley Conservation Area.

2. Site Context

The application property is a residential dwelling located within an established suburban area characterised by traditional housing styles. The surrounding properties are predominantly two-storey dwellings constructed in brick/stonewalling, with pitched roofs and rear extensions or conservatories typical of incremental domestic development.

As the site lies within the Wickersley Conservation Area, there is a requirement to preserve or enhance the character and appearance of the area. The conservation area is defined by its cohesive architectural style, use of traditional materials, and consistent building forms.

The existing conservatory at the rear of the property is of lightweight construction and red facing brick which does not match the existing dwelling or positively contribute to the character or appearance of the dwelling or the wider conservation area.

3. Proposal

The proposal seeks to:

- Demolish the existing rear conservatory
- Construct a new single-storey rear extension with a pitched roof

The new extension will provide improved internal accommodation and will be designed to integrate seamlessly with the existing dwelling.

4. Design Principles

4.1 Scale and Massing

The proposed extension is single-storey and positioned at the rear of the property, ensuring it remains subservient to the main dwelling. While its footprint exceeds that of the existing conservatory, it does not extend as far in depth as the neighbouring properties' extensions.

The pitched roof form reflects the prevailing architectural style of the host property and surrounding dwellings, reinforcing visual continuity within the conservation area.

4.2 Appearance

The design adopts a traditional approach in keeping with the character of the conservation area:

- **Roof:** A pitched roof design, finished in tiles to match the existing dwelling
- **Walls:** render finish (as adj. neighbour)
- **Openings:** Proportionate windows and doors positioned to avoid privacy/overlooking issues.

The replacement of the existing conservatory with a more permanent and architecturally coherent structure will enhance the overall appearance of the property.

4.3 Materials

Materials will be carefully selected to match or complement the existing dwelling, including:

- Render finish
- Roof tiles consistent with the main roof
- uPVC or aluminium windows and doors in a colour appropriate to the dwelling

This approach ensures the extension integrates harmoniously with the original structure and preserves the character of the conservation area.

4.4 Impact on Conservation Area

The proposal is considered to preserve and enhance the character and appearance of the Wickersley Conservation Area for the following reasons:

- The existing conservatory is of limited architectural merit and its removal represents an improvement
 - The new extension adopts a traditional form and materials consistent with the area
 - The development is located at the rear and will have minimal visibility from public viewpoints
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5. Access

5.1 Existing Access

Access to the property is unchanged and is taken from Gillott Lane. The proposal does not alter the existing access arrangements.

5.2 Inclusive Access

The proposed extension is at ground floor level and will be fully accessible from the main dwelling. The design allows for:

- Level thresholds where feasible
- Adequate circulation space within the extension
- Continued ease of access for all users

As a domestic extension, no changes to public access are required.

6. Residential Amenity

The proposed extension has been designed to ensure there is no unacceptable impact on neighbouring properties:

- The single-storey height and depth is less of an impact than the adjacent neighbouring properties/extension
- The rear location minimises visual intrusion
- Window placement avoids overlooking

The development is therefore considered to be in accordance with good design principles and local planning policies relating to residential amenity.

7. Conclusion

The proposed demolition of the existing conservatory and construction of a single-storey pitched roof extension represents a sympathetic and well-considered form of development.

The design respects the character of the host dwelling and the wider Wickersley Conservation Area through its scale, form, and use of appropriate materials.

The proposal will enhance the quality of the existing property without adversely affecting neighbouring amenity or the significance of the conservation area.

It is therefore considered that the application complies with relevant local and national planning policies and should be supported.
