

Proposed House Extension at
Midway Cottage, Norton,
Bromyard, HR7 4PB.

For Mrs. Julia Redpath

October 2023

Design & Access Statement

This proposal is a re-application following a refusal (Application No. 230808) on 18/05/2023.

We have taken heed of the comments from the Planning Officer and have redesigned the scheme and would like to draw attention to the following points:

1. It is not possible to extend to the east or the north. Any addition to the west would make the dwelling even longer and create even more of a corridor feel.
2. The removal of 8m² of the sub standard single storey part to the south is an improvement and enhancement.
3. The proposed extension is subservient to the original dwelling and has a lower ridge height. The floor level of the extension is lower than the existing part to help make the ceiling heights acceptable.
4. The proposed addition is off set a small amount to the east. This is so that the original south façade of the cottage is retained as much as possible and admits more day light. The east gable is still very much in evidence and respected.
5. The materials are sympathetic with vernacular timber cladding and a slate roof. The dormer window is similar to the existing one on the south elevation and the windows are all matching cottage type casements.
6. There is ample space on site to accommodate the extension. It will not create any issues of over looking or being overlooked by neighbours.
7. It is a modest addition which, with the proposed removal of the lean too taken into account, is not far off the volume allowed under permitted development rights.