

DESIGN AND ACCESS STATEMENT

Householder Planning Application for the
Proposed Rear External Enclosure / Cover for "Swim SPA"

7 Palmerston Close
Ramsbottom
Bury
BL0 9YN



Date: 2nd December 2024

Job ref: 6972

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr David Anderson, as part of a householder planning application for the proposed rear external enclosure / cover for Swim SPA.

It is to be read in conjunction with planning drawing Nos:

- 6972 L01 - Location Plan
- 6972 E01 - Existing Plans and Elevations
- 6972 S01 – Existing Site Plan
- 6972 P01D - Proposed Plans and Elevations
- 6972 S02B – Proposed Site Plan

2.0 SITE

The detached dwelling is located at Palmerston Close, Ramsbottom, Bury, BL0 9YN



3.0 PROPOSAL/DESIGN

A Planning application for a single storey rear extension to contain a swimming pool, WC and changing room was submitted in November 2023 and approved; reference Application No. 70255.

Since the approval the Client has Tendered the proposed build to a number of contractors. All the prices have come in substantially over budget. The Client has also looked at various options including aluminium / glazed canopy design and build contractors. All the prices have again come in way over budget.

The Client has experience working in construction and is proposing to use materials he is used to working with and can purchase directly from local builders merchants. The proposal is to construct a treated timber frame external enclosure / with clear roof covering for a "Swim SPA". The timber frame construction will be clad each side with vertical timber cladding (or equivalent timber effect composite cladding – to be confirmed), with clear Perspex rear wall with glazed double doors. The roof will comprise of timber rafters with an external finish of clear EZ Glaze Polycarbonate roofing sheet system fixed directly over timber frame / rafters. As with the previous scheme there will be a reduced size combined WC / Changing area. For privacy this changing area will be clad in vertical timber cladding as per the side walls.

The external enclosure / cover which will contain the "Swim SPA" is of similar size and massing to the previous approved extension. The size and scale is proportionate with the existing dwelling, ensuring the proposal blends into the existing structure and ensuring it appears subservient to the existing property. The property has a large rear garden and there will be no impact on the amenity space of the property.

4.0 CONCLUSION

In summary the proposal which forms the basis of this householder planning application has been sensitively designed within the design requirements to ensure the design is in keeping and harmony with the existing structure, providing an appealing and quality aesthetic whilst using materials and design principles to respect and ensure the extension appears subservient to the existing dwelling. The proposed extension does not compromise the amenity areas of the property.