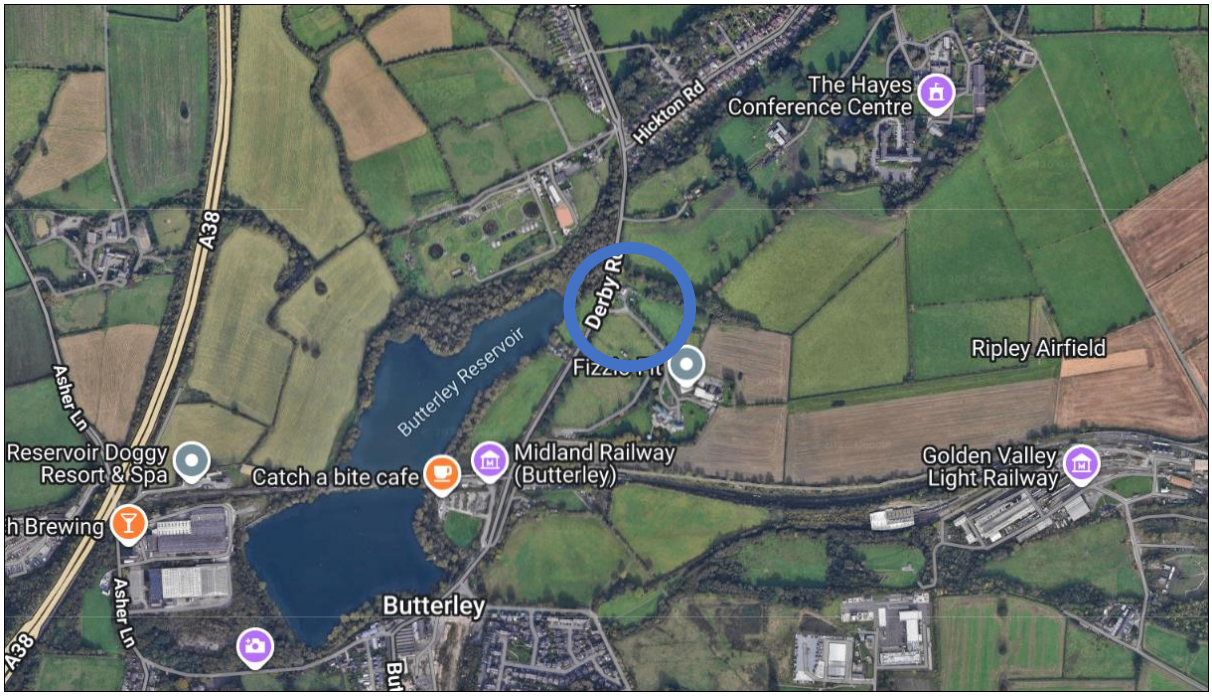
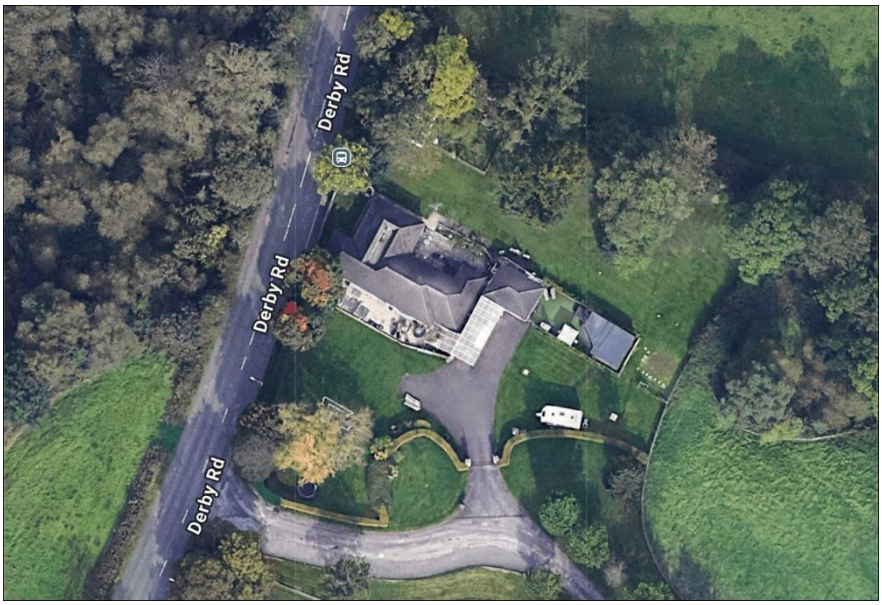
Householder Application for Planning Permission a house at Butterley Grange Lodge, Derby Road, Ripley DE5 3QY
on behalf of Mr and Mrs L Holmes May 2026

DESIGN AND ACCESS STATEMENT

This statement sets out the design principles and concepts under the following headings – context, layout and amount, scale and appearance, planning policy, access and flood risk.





Agent

Michael Wood Dip Arch ARB RIBA IHBC Recognised Practitioner in Urban Design

ADDC Architects | The View | Hazelwood Hill | Hazelwood | Belper | Derbyshire | DE56 4AD

01332 842120 Architecture + Planning + Heritage www.addc-architects.co.uk

CONTEXT

1. This is a householder application and does not require proposals in connection with BNG.

2. The proposal is for a minor extension of 42m2 in a compact configuration out of sight at the rear of the existing house. The location is well screened from the nearby Derby Road and the local topography obscures view from other property.

3. The house is in a sustainable location with a bus stop immediately alongside.

4. The owners would like to provide a new kitchen, better storage and enable a better relationship with their garden.

LAYOUT AND AMOUNT

5. The extension will fill in a small paved court with an open plan area overlooking their garden with picture windows. The existing bungalow's bedrooms dining room hall and conservatory will wrap around this hub.

6. The proposal incorporates a new staircase access to the Roof space which will allow a portion of the roof to be opened presenting a view to the south towards Butterley Reservoir. This room will become a quiet reading room.

SCALE AND APPEARANCE

8. Outwardly there will be little change when viewed from the public realm. The garden side is concealed and private. The extension will be subservient to the mass of the bungalow and the roof space will be opened with a construction that does not rise above the existing ridgeline. The cheeks to the roof space will be tile hung to match the existing roof and the new walls like those on the ground floor will be largely glazed.

PLANNING POLICY

10. The proposal will not adversely affect other properties. There are existing services and it is on a sustainable location.

ACCESS

13. Highways access is established together with public bus services and footpaths. There is adequate on-site parking shown on the plans and there will be a level threshold to the ground floor access.

Please see also the SEPARATE FLOOD RISK ASSESSMENT.