

# Design and Access Statement – Extension (Conservatory)

## Proposal:

Rear conservatory at ground floor level.

## Features of the existing site?

This is a detached bungalow which was built in 2020. It is constructed of bricks, mortar and tiles.

## Details of how access issues will be addressed.

Internal access to the proposed conservatory will be from the existing kitchen/dining room via a level threshold through French doors. Outside will be through French doors.

## Details of the layout of proposed development.

See plan.

## Details of the scale.

The proposed conservatory will 4000mm X 4000mm (external) and centralised from the French doors of the existing property. The frame height (eaves) will be 2100mm and ridge height 3183mm. Dwarf walls will be 600mm.

## Details of the appearance of the proposed development.

The roof will be of tiles and glass, the frames are flush cream as existing, with brick dwarf walls with matching existing bricks.

The proposal will not be seen from the front of the property.

## Details of the landscaping in the proposed development.

Where the patio has been taken up, this shall be put back in front of the French doors of the proposed.

This proposal complies with permitted development rights.