

DESIGN & ACCESS STATEMENT

IN SUPPORT OF APPLICATION FOR –
EXTENSION OF DWELLING –
6 LEYBURN GROVE, ROMILEY



DESIGN AND ACCESS STATEMENT

USE

This application proposes a single storey rear extension to the existing dwelling to provide additional living space.

AMOUNT

The proposed development consists of a single storey dining/living space totaling 12.5m².



The suggested built extension reflects similar extensions to dwellings in the area.

LAYOUT

The layout (please see drawing 00104 Proposed Floor Plans) has been informed by the needs of the client. The existing conservatory and store will be demolished and a new single storey rear extension with a pitched roof will be constructed. The extension will provide an open plan kitchen, dining and seating area leading out towards the rear garden.

S C A L E

The extension will not extend past the line of the existing single storey brick store. The height of the extension has been kept to a minimum as to not impact on the neighbouring properties.

A P P E A R A N C E

The proportions and materials have been derived in relation to the vernacular of the dwellings in the area. Red facing brickwork and slate roof tiles have been chosen to match the existing dwelling. A large window with a low cill, conservation rooflights and fully glazed french doors provides natural daylight.

A C C E S S

Access to the extension can be gained through the existing dwelling or through the rear garden. The existing gate leading to the rear garden has been retained.

P O L I C Y

The proposed development is in accordance with the following planning policies contained within the Stockport Council Core Strategy.

- **Development Management Policy SD-2** Making Improvements to Existing Dwellings