

LOFT CONVERSION PLANS LTD

4 Henry's Place, Bush Heath Lane, Harbury, Leamington Spa, CV33 9UN

DESIGN AND ACCESS STATEMENT

Mr Hanson,
40 Hodges Court,
Oxford,
OX1 4NZ

Date:- 8th January 2021.

- 1) **GENERAL :-** This statement has been prepared to support a Planning Application for the formation of a Habitable Room in the roof-space, with 3.8m wide flat roof rear elevation dormer, set within the boundaries of the existing site, with 2 No Velux rooflights to the front elevation.
- 2) **SITE ANALYSIS :-** The property is a mid terraced house, on Marlborough Road
- 3) **CONTEXT ANALYSIS :-** The site is in single family occupation.
- 4) **POLICY CONTEXT :-** Not applicable.
- 5) **MOVEMENT :-** Not applicable.
- 6) **ACCESS :-** Site is accessed regularly by the property owner and family, and has 2 off road parking spaces to the rear.
- 7) **CHARACTER :-** The external character will not be adversely affected by the provision of the rear elevation dormer, as there are other dormers on similar properties on the same road.
- 8) **COMMUNITY SAFETY :-** Not applicable.
- 9) **ENVIRONMENTAL SUSTAINABILITY :-** All exterior materials are to match the existing materials found on the site, and materials to be sourced locally wherever possible.
- 10) **MOVEMENT TO, FROM WITHIN THE DEVELOPMENT :-** Not applicable.

STATEMENT OF SIGNIFICANCE

The property is situated in a street scene of diversely designed properties.

The property is of no significant architectural importance.

I trust the above proves satisfactory, and assure you of my best attention at all times.

Yours faithfully,

M.W.Darby.