

1 Seven Acres Northwood HA6 3JZ
Design and Access Statement 17.03.21



General view of front from Seven Acres



Aerial view site location

Design Summary (use and amount)

The application is for the construction of a rear dormer extension and loft conversion.

The property is a single family dwelling house. No change of use is proposed and no additional bedrooms are proposed.

The house is not Listed and is located within the Frith Wood Conservation Area.

The property's location and size of garden lends itself to an increase in size without detriment to any of the neighbouring properties.

Layout

The application property is a detached 2 storey house with pitched roof set within large gardens. The proposed extension is to the rear garden side of the property.

Scale

Dormer roof extension:

The extension would follow the principles set out in In MHCLG Technical Guidance on Permitted Development Rights for Householders Class B: additions to the roof 2019.

Appearance

The proposed extension would be constructed with vertical tile hanging to dormer fascia and cheeks with windows to match existing.

The 'flat' roof would be in dark grey proprietary roofing membrane.

The proposed alteration is to the rear elevation and not visible from the public domain. The effect on the Conservation Area therefor would be negligible.

Access

No changes are proposed to the access to the property.

There are 4 off street parking spaces to the front and no change to this is proposed.

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