



Steven Lakey

BUILDING DESIGN LIMITED

M: 07972 800 347 design@stevenlakey.co.uk www.stevenlakey.co.uk

**Design and Access Statement to accompany
Planning Application for proposed balcony to existing dwelling.**

Address: 151 York Road, Plymouth, PL5 1AU

5th May 2021



Front Elevation viewed from York Road

Amount of Development

The proposal consists of a raised balcony to the side of an existing semi-detached dwelling to provide the only outdoor space accessed directly from the living areas due to the changing ground levels around the property.

Layout

The site is accessed off York Road, has its own off-street parking and is located at the end of the cul-de-sac. The property is on three levels, with the living areas at the entrance level accessed from York Road and the land dropping away to the side and rear as can be seen from the drawings.

Scale

The scale & design of the proposed balcony is in keeping with the existing property and is approximately 34 metres away from the nearest dwelling (see photograph below). From the front, the proposed balcony would be mainly obscured from view by the garden walls and detached garages. (see photograph above).



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View from Living area window showing distance to nearest property



Google Maps image showing that overlooking should not be an issue due to the distance from the property (marked in red) and the nearest neighbouring properties.



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Landscaping

There are no plans to change the general landscaping of the gardens.

Appearance

The proposed balcony structure, including balustrading and handrails will be in timber and supplied and constructed by a specialist company. If required, a 1.8m high screen could be included to the side should overlooking be an issue.

Agent: Steven Lakey for and on behalf of Steven Lakey Building Design limited