

Design Statement – 30a Advice Avenue, Greys. RM16 6NQ

## 2 Storey Side Extension

The property is a 4 bedroom detached house sat on a good sized plot and includes an elongated front garden .

Our proposal is to demolish the existing garage and build a 2 storey extension to provide much needed additional ground floor space and an additional bedroom/office . During the unprecedented times we have experienced it has forced both my clients to work from home as well as bringing up a very young child and they need more space to allow a work and family life balance as well as accommodate a growing family !

As with the majority of garages its not used as a parking space but as storage area / utility area in its current guise with one car parked on the existing drive and one across the drive with in the boundary of the property.

Our proposal seeks to extend the footprint of the house in line with the boundary as is established by the garage and wall already in situ. The plots shape and front area easily allows for a new parking space, indeed more practical, we have arranged 3 parking spaces for the property. My clients property as shown on the deeds own the plot of the house and garage and the immediate area to the estate boundary wall meaning the access road is in his ownership making the plot and parking provision larger ! The plot on which this house stands extends out and includes the access road to the dwelling. The new proposed area for parking was due to be landscaped and the non-native trees removed, pre Covid, as the expense of maintenance is ever increasing. The parking spaces accommodate a 3 point turn all on the plot utilising the road way and the parking bay itself !

The front of the side extension includes windows to mirror the existing property and the roof is a matching pitch to the existing house while being lower to demonstrate clear the new to existing.

In the area every property is formed with this style of extension as a double fronted property and we are seeking to achieve the same and feel in no way would the proposed development be a negative addition to the street scene as the immediate next door neighbour is the same and the other neighbours gardens all back on to their property meaning no detrimental visual affect upon them.

We hope to gain approval to ensure this family a nice environment and working spaces as well as room to grow as a family !