



# Design Spec

Fixed Fee Architecture

## Planning, Design & Access Statement

**Title:**

Proposed single storey rear extension and internal alterations for extra living and bedroom space.

**Date:**

24th May 2021

**Client:**

Mr. David Stiles & Mrs. Tanya Chpot

**Address:**

Elise, Wivenhoe Road, Colchester, Essex CO7 8AD



## **Planning, Design & Access Statement**

Proposed single storey rear extension and internal alterations for extra living and bedroom space at Elise, Wivenhoe Road, Colchester, Essex CO7 8AD

### **1. Introduction**

**1.1** This Design, Access & Planning Statement (DAPS) accompanies an application for a proposed single storey rear extension and internal alterations for extra living and bedroom space at Elise, Wivenhoe Road, Colchester, Essex CO7 8AD. This DAPS has been written to meet the requirements of Article 4c of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

**1.2** This family have recently purchased this bungalow however they require some additional living space and the conservatory is in need of replacement. We have designed this extension in line with Permitted Development, however because of the material amendment this proposal requires planning permission. This proposal would provide a larger kitchen and living space, including added bathroom and bedroom space.

**1.3** This proposal would also include minor alterations to the ground floor layout with external glazing and material changes.

### **2. Design Concepts**

**2.1** This proposed external materials have been based on identical schemes both on the neighbouring dwelling and the majority of the street scene as seen from the screenshot below of the neighbouring dwelling.



**2.2** The proposed extension would be very much in line with the size and scale of the existing property.

### **3. Space**

**3.1** The proposed extension addition will provide this family with the desperately required additional bedroom and living space. This family have recently moved to this property and the extension will complete this as their final residence.

### **4. Access**

**4.1** Access to the dwelling would all remain as per existing. The frontage to this dwelling will all remain some what the same to retain the character of this old family dwelling, with the alterations to materials to match the neighbour.