

**Design & Access Statement**  
**For**  
**Proposed single storey rear extension**  
**At**  
**7 Station Road, Thorpe Le Soken, Essex, CO16 0HD**



## **Preamble**

7 Station Road is a two storey semi detached house forming a row of like designed houses within the conservation area in Thorpe Le Soken.

The proposal is to remove an existing glazed conservatory with single storey rear addition on the rear and replace with a single storey rear extension.

## **Use**

The use of the new building will remain the same i.e. single occupancy dwellinghouse. Also the facilities of the house will remain unaffected, in particular the garage will be unchanged and still accessible for vehicles.

## **Layout**

The overall plan will be 6m depth off the rear of the house at the furthest point and the overall width the whole of the rear of the house. The extension will provide a better ground floor space for family dining and also a ground floor WC and shower room. This creates a better accessible house for long term living.

## **Appearance**

The extension will be finished to match to be in keeping with the main house i.e. matching face brickwork at ground level. The windows and doors will also be in keeping with the rest of the house.

The roof however has presented an issue. A flat roof would be unacceptable and unsympathetic to the house and surrounding area. However a pitched roof would also be difficult as the roof tiles require a minimum pitch and there is not sufficient height for this without it impinging on the upper floor windows. Therefore the proposed roof is a ~false~ pitched roof i.e. matching hipped roof to a point with a flat top section. This will have the additional benefit of making the extension as less imposing on the neighbours as possible and the end result an attractive building.

Also all the rainwater goods will be matching black colour to the rest of the house.



Rear elevation as existing

### **Landscaping**

Currently the rear garden is lawned with a picket fence. This will remain. Also the side driveway is paved. The extension will extend a small amount over this.

### **Access**

The site currently enjoys its own driveway access directly from Station Road. This will remain unaffected and car parking provision also unaffected. Whilst the extension will extend further back off the house and over a small amount of driveway, the overall width for car access to the garage will stay. Access to the garage will be unaffected.