

Design and Access Statement

Rosebrook Lodge Polebrook



Planning Proposal:

The extension of the existing garage to create a garden living room, staircase leading up to 2 bedroom with en-suites.

Planning Detail:

This application is a relatively small application the extension of the garage to the side north elevation and rear east elevation and creating a first floor bedroom x2 en-suite layout, providing extra bedrooms for visiting family.

The impact on the property is minimal, The property has generous off-road parking so this should not cause a concern for highways.

The finishes to the new build or to remain the same as existing, the property is not that old so recreating these finishes is quite straightforward.

Please see the photographs demonstrating the ample car parking and the finishes to the new build.

Planning Documents:

- Rosebrook Lodge 001 - Existing GF Plan
- Rosebrook Lodge 002 - Existing Elevations
- Rosebrook Lodge 003 - Proposed GF Plans
- Rosebrook Lodge 004 - Proposed FF Plans
- Rosebrook Lodge 005 - Proposed Front & Side Elevations
- Rosebrook Lodge 006 - Proposed Rear & Side Elevations
- Rosebrook Lodge 007 - Cross Section
- Rosebrook Lodge 008 - Location Plan
- Rosebrook Lodge 009 - Site Plan

This property is not visual from the highway

**Rosebrook Lodge Garage
Polebrook**





Thank you for your time

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