

Mr. & Mrs. Weatherley, 1 The Sidings, Station Gardens, Cornhill On Tweed, TD12 4TS.
Construction Of A Proposed Side (North) Facing & Rear (West) Facing Single Storey
Extension, With Existing Alterations.

DESIGN AND ACCESS STATEMENT



Use

The application seeks permission for the construction of a proposed side (North) facing & proposed rear (West) facing single storey house extension, with existing alterations.

Amount

The proposed side extension will measure **5.5m long x 8.3m wide x 2.99m height** to eaves, the proposed rear extension will measure **3.0m long x 6.31m wide x 2.99m height** to eaves to provide a total combined internal floor area of **64.58m²**.

Layout

The proposed side extension will be positioned running East to West, the proposed rear extension will be running North to South.

The layout of the extensions are clearly shown in drawing ref: **C1081-04 Proposed Location Plan.**

Scale

The extensions are sufficiently sized for the intended use.

Landscaping

It is considered that no landscaping will be required for this development.
No trees will be felled.

Appearance

The roof of the proposed extensions will be of pitched roof construction.
The proposed extension roofs will be of a Marley Modern (colour: brown) tiled finish to match the existing.
The proposed extension elevations to be finished with a rendered finish to match the existing (Colour: Cream), with stone faced coining to proposed corners as shown on the elevations
Due allowance made in the proposed West elevations for 1 No. 1.5m wide x 2.1m high French doors and 1 No. 0.9m wide x 2.1m high personnel door.
All proposed windows and door frames will be UPVC framed (Colour: white).

The appearance of the proposed extensions are clearly shown in the drawings ref:

C1081-08 Rev B Proposed Ground Floor Plan

C1081-09 Proposed Roof Plan

C1081-11 Proposed East And West Elevation Views

C1081-12 Rev A Proposed North And South Elevation Views

Access

The existing access/drive to the East side of the existing property, are deemed to be sufficient for the purpose of this development as these are domestic extensions only with only a minimal increase in vehicular or pedestrian activity.

Although there are to be an additional proposed 2 bedrooms added to the property, the very large existing driveway and hard standing have ample space for any additional car parking required for visiting family members.