

# DESIGN & ACCESS STATEMENT

*New First Floor Rear Extension to 3 Bell Lane, Cassington, Witney OX29 4DS*

## Location

The property is a terraced property located in along Bell Lane, Cassington with a small cottage style frontage and extensive rear garden.

The property has previously been extended with a single storey flat roof extension (see images below) to accommodate a downstairs shower room and kitchen area. The extension has been formed between the single storey element of no2 Bell Lane and the larger two-storey rear extension to no.4.

The area has a strong residential character of a variety of property types and sizes, many of which have been extended to the rear, over the years – particularly those along the terrace of cottages.

## Proposal

To form a first-floor extension over the single storey extension to accommodate a rear bedroom and utilising part the existing bedroom for access and a main first floor bathroom – similar to that being proposed at no.3 (through a current application). It is proposed that the materials match those of the original cottage – namely natural stone walls and slate roofs to harmonise with the adjacent and host dwelling.



**Justification**

To update the current property by forming a new first floor allowing for the bedroom accommodation to be retained and improved whilst locating the main bathroom in a more suitable location on the first floor.

**Daylight & Sunlight Assessment**

Given that the proposed extension is set between dwellings already extended ensures that the application site should not have any impact on neighbouring properties in terms of daylight/sunlight levels.

END