

WDC PLANNING
Ref
Officer
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# Design & photos statement

## New side extension

### 9, Packwood Close, Leamington Spa, CV31 1FL.

#### 1.0 The existing dwelling

- 1.1 it is a 3 bed semi detached house with side drive and roof dormer bedroom
- 1.2 it has a side front door which is not practical and a staircase in the middle of the living space on the ground floor.

#### 2.0 Proposed extensions

- 2.1 we wish to provide a front facing front door and a staircase behind to access the first floor and hence allow the ground floor to be one space and more useable.
- 2.2 its set back from the road to allow the car to park
- 2.3 its set back from the building by 3m so it does not affect the street scene or the neighbours
- 2.4 its set in from the boundary so it allows a side access and doesn't affect the boundary walls
- 2.5 the rear roof pitch follows the lower line of the staircase to keep the roof ridge low
- 2.6 its going to have bricks and roof tiles to match existing