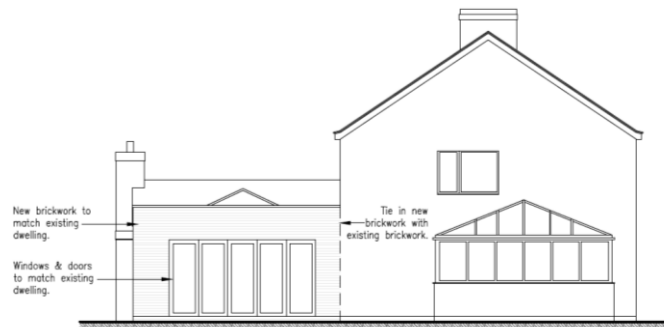




Erection of single-storey rear extension.



Mr Hughes

Design & Access Statement

Revision: A
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Job No: 6632

Homelea
Biggs Road
Walsoken
PE14 7BE

Description of development: Erection of single-storey rear extension.

Design & Layout: The proposal is to in-fill the L-shape existing dwelling to provide a single-storey family room space to focus views towards the garden. Currently, the dwelling has very little views on the ground floor to the garden, subsequently, this extension will provide a minimum of 3no views to the garden from a habitable room, compared to the one as existing (dining room).

The first-floor window to be modified is viewing into the staircase space only, therefore, modifying the window will not adversely impact the existing space.

Amount and Scale: Single-storey rear extension with lantern.

Appearance: External finish of extension to be completed in brickwork to match the existing dwelling. A parapet wall hides the flat roof, however, this finish will be either felt or GRP. Windows and doors to match existing (matt white UPVC).

Access: To remain as existing unchanged.

Parking: To remain as existing unchanged.

Conclusion: The proposal is of single-storey nature surrounded on the south and east elevations by the existing dwelling, therefore, the nearby neighbour (no.62) and the highway cannot view this proposed development. The proposal will enhance the existing and future occupiers enjoyment of the property by providing sociable space views into the garden. Therefore, the scheme is considered suitable.