



Design and Access Statement:

Use:

It is proposed that the existing dwelling is to have an extension for the purposes of an annexe, and to enlarge the domestic garden (a little) to make a sensible sized amenity area.

Amount:

It is proposed that the existing dwelling is to have an extension for the purposes of an annexe.

Layout:

The access will be taken via the highway and down the internal drive to the existing dwelling.

The extension is to be constructed to the North of the dwelling, with the annexe facing towards the East.

Scale:

The extension elevation is 7.7 metres wide x 16.3m deep with a height to eaves of 2.7m and an overall height of 5.2 metres

The footprint of the building is approximately 125 square metres.

Landscaping:

Where it is feasible disturbance to the existing landscape to be kept to a minimum. It is hoped that over time indigenous plants and trees found in the area will be planted to soften the development.

Appearance:

The extension will match the appearance of the existing dwelling, with the use of render and Larch/ Cedar/ weatherboarding on the exterior walls, and the roof will match the existing metal profile roof of the dwelling. Windows and doors to match the existing.

Access:

Will be taken via the existing entrance on to the highway (via the internal lane).

It is considered that the annexe extension is an appropriate form of development and that the proposal is in line with the relevant national and local policy requirements.