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Front (west) elevation

EXTENSION | 2 DENHAM ROAD, HOXNE
DESIGN & ACCESS STATEMENT

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Issue 1

1.0 Introduction

Application for a single storey side extension to form 2 additional bedrooms, and construct an entrance porch on the front elevation.

2.0 Existing building & Setting

The existing house is part of a pair of semi detached houses lying to the east of Silver Street. The property is accessed by a public footpath, there is no vehicular access to the site. The surrounding land uses to the north, east and south are residential gardens.



Rear (east) elevation



South elevation where the extension is to be built

3.0 Proposals

A single storey extension will be constructed to the south of the existing dwelling to provide additional bedroom space and an entrance porch will be added to the front elevation.

3.1 Use

The current property is and will remain a residential

3.2 Appearance & Materials

Both extensions will have flat roofs to minimise their impact. Windows and doors will be UPVC, external walls finished with fibre cement board such as Hardiplank or similar and the roof will be finished with a single ply membrane.

3.3 Scale, Amount & Layout

The existing house has a footprint of 56m², the bedroom extension has a footprint of 35m² and the porch 5.8m².

3.4 Access

Vehicular access, access to the property and parking will remain unchanged.

3.5 Landscaping

There will be no specific landscaping works undertaken as part of these proposals.

3.6 Consultation

No consultation has been undertaken prior to this application.