

# DESIGN & ACCESS STATEMENT

8 Jefferies Road,  
Stone, Bucks  
HP17 8PN

On behalf of Lorraine Wilde



## **1 Introduction**

This document has been prepared to support the Householder planning application for a single storey rear extension to 8 Jefferies Road, Stone. The existing property is a detached two storey dwelling with an attached double garage which we expect was built during the 1990s.

## **2 The Design**

It is proposed to create a new single storey rear extension with a double pitched and a lean-to. The new extension includes new rooflights, new white framed window and doors to the rear to maximise natural light in the property. The extension will provide improved kitchen and living accommodation for the property at ground floor level.

These proposed changes will provide improved family living accommodation for this property.

The materials and forms of the proposed additions have been chosen to match and compliment the original property with clay facing brickwork, concrete pantiles plus doors and windows.

## **3 Constraints**

### **3.1 Impact of the proposal on the neighbouring dwellings**

It is considered that these single storey proposals will not affect the light levels of the neighbouring dwellings.

The proposed development will not cause any significant loss of privacy to the adjoining owners.

### **3.2 Trees and hedges**

An arboricultural report has been prepared to determine the RPA and evaluate the impact of the rear extension on the existing Silver Maple T1 that is located in the neighbouring property but overhangs significantly into the site.

The report accompanying this application establish what measures will be required to maintain the health of the remaining trunks.

### **3.3 Site ecology**

An ecology checklist has been prepared for this site and is included with the planning application. The ecology checklist has not identified any issues that could have an impact on the local ecology or wildlife.

### **3.4 Site flooding**

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

### **3.5 Designations**

The site is not in a conservation area and there isn't any close by Listed Buildings.

## **4 Conclusion**

The proposals provide appropriate rear additions at the ground floor level to update and improve living space in this dwelling while retaining the original character of the property with no significant impact on adjoining owners.