

Design and Access Statement:**November 2023:****Location:**

52, Marling Crescent, Paganhill, Stroud, Glos, GL5 4LB.

Introduction:

The property is 52, Marling Crescent, Paganhill, Stroud, Glos, GL5 4LB - see the accompanying Location Plan on Drawing No: MGG/23/001

Existing Property:

The existing property is a semi-detached three bedroomed two storey dwelling with a detached single garage.

Proposed Project:

It is proposed to construct a Porch to blend in with the front extension of 50, Marling Crescent.

Design:

It is proposed to carry out the following works:

1. Remove the existing concrete canopy over the existing front door and sidelight.
2. Construct a Porch to match in with the front extension to 50, Marling Crescent. Using materials that will blend with the materials used on the extension to 50, Marling Crescent.

As you will see from the Site Plan - Drawing No: MMG/23/001 the proposed project will not cause over development of the site.

Impact on the Adjacent Properties:

The proposed scheme will have no adverse effect on the neighbouring properties.

Access:

The existing pedestrian and vehicle parking accesses will remain as existing.

Emergency Access:

The proposed development will not reduce the emergency access as the proposed work will not affect access to the property, so that the emergency services such as fire or ambulance will still be able to access the property via the new Porch entrance door.