

# **DESIGN & ACCESS STATEMENT FOR 62 CONWAY GARDENS RM17 6HG**

## **INTRODUCTION**

This statement is submitted in support of the application for erection of an outbuilding in the rear garden of 62 Conway Gardens, RM17 6HG

This document demonstrates that:

The proposal would not detract from the character and appearance of the area.

The proposal would not have any undue impact on the residential amenities of the neighbouring occupiers.

## **SITE AND SURROUNDING AREA**

The application site is on the West side of Conway Gardens and comprises a two-storey terraced single family dwelling. The surrounding area is predominantly residential in character of a similar form.

The site is located in Flood Zone 3 which is medium risk of surface water flooding.

## **PROPOSAL**

Planning permission is sought for the erection of an outbuilding for use as a playroom in connection with the existing Care Home Use (C2).

The proposed building measures 3.6m(w) x 3.6m(d) x 2.5m(h) and is set in from adjacent boundaries.

The building is clad in composite timber cladding on all elevations with uPVC doors/windows and a single ply membrane flat roof.

The roof is to have a sedum or similar layer on top to replace an equivalent area of the garden soft landscaping lost to the footprint of the building.

## CONCLUSION

The size and scale of the proposal is acceptable in principle. It would have no undue impact on the character of the area, would not detract from the residential amenities of the neighbouring occupiers and would enhance the facilities for the occupants.

The proposed sustainable drainage solution (green roof) replaces the soft landscaping lost to the footprint of the building resulting in no increase in rainwater run-off from the site.