

## **35 A Byng Road**

### **Design and Access Statement**

#### **Preamble;**

This application statement, sets out the applicant's position with respect to to the design and access for the proposed extension .

#### **Site**

The proposal relates to a detached chalet bungalow to the rear of properties facing Byng Road.

The site is accessed via a vehicular access. It currently benefit from a single storey garage.

The building has recently been subject to a certificate of lawfulness for the erection of side extension and loft space.

The consent has not been implemented.

The condition of the building is particularly poor and not habitable.

The building is not listed, nor located within a conservation area. The general area is not subject to any car parking restriction.

#### **Proposed development**

The scheme seeks to expand upon the existing extension approved through certificate of lawfulness.

The application site benefits from significantly large plot. The plot is so large it could easily accommodate additional floor space.

The proposed extension would result in a functional floor plan to accommodate a large family to be occupied by the applicant and his family.

The application site could not be viewed from street. It is considered the proposed extension would have no impact upon the amenities of the adjoining occupiers. adjoining occupiers.

There would be no required additional car parking spaces.

The proposal will provide will therefore, comply with both national and local plans policies and standards and will provide a much needed additional house in the location.

Johan Nash