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The Gateway
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Aylesbury
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HP19 8FF

Date: 06/12/2023

**Design and Access Statement
For the property at:**

196 Wendover Road, Aylesbury PH22 5TG

Ref: 196-WRA-DAS

1.0 Description

1.1 The following statement provides our analysis with regard to the design and access issues relating to the proposed extension to the property' address sited above. This statement has been produced in accordance with the requirements of Section 62 and Section 327A of the 'Town and Country Planning Act' 1990 as inserted by Section 42 of the 'Planning and Compulsory Purchase Act' 2004, and Article 4C of the 'Town and Country Planning (General Development Procedure) Order' 1995 (as amended). The statement sets out an assessment of the development based on the criteria included within the non-statutory guidance provided by CABE, as follows:

2. Introduction:

The premise is a detached house which located in a residential area mix of detached houses.

The proposal is to match the approved design and adding extra interior and exterior renovation to the property so it will be matching the neighbourhood characters without interfere with the original character of the house.

The intension is to improve the living area and increase the numbers of the bedrooms from 5 to 6 by adding Two storey rear/side extension and loft conversion with flat roof.

Internal changes will take a place to use the spaces available in the most efficient way.

The documents enclosed with the existing & proposed drawings number 196-WRA-(A100 TO A106), and block plan 1:500 Site Plan 1:1250 no's (S100-S101).

3.0 Use

- The existing is residential 4/5 bedrooms family house.
- Two sheds to the side of the property to be demolished as shown on the drawings.
- The further criteria outlined in Supplementary Planning Guidance (SPG) is taking into account.

4.0 Amount:-

3.1 The proposed extension will add a total area of 45.66 m² to the property. It will add 29.2 m² to the ground floor, & 16.46 m² to the first floor.

3.2 The sheds (Office and store) to be demolished and removed.

5.0 Layout:-

4.1 The changes will be in the ground floor and first floor only which will follow the footprint of the house taking into account enhancing the features of the house with no changes to the access to the property nor changes to the car park.

4.2 Existing access to the property has not been changed and will not have any effect on the layout of the property.

6.0 Scale:-

- The maximum height of the ridge will not exceed the existing.
- The development area is nearly 35% of the volume of the existing house.

7.0 Landscaping:-

- The existing rear and front garden will not be affected by the proposal.
- The existing hedge will be retained to protect the privacy when using the extensions.

8.0 Appearance:-

- All material to be used has to match the existing as much as possible, and the windows to have the same profile as the existing.
- The boundary fence will be retained to protect privacy for us and the neighbouring properties, Using a new small up secure window to the shower room and facing the rear garden.

9.0 Access:-

- Stoke Mandeville stations is about 9 minutes walk 0.5 miles and 1 mins by car, and there was a good bus service link to Aylesbury Centre, Bus 55.
- The same entrance of the dwelling to be used.

Please find enclosed the proposed plans as above.

Best Regards

Youmni SHIEKHA

YOM.ARCH Ltd
