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Date

5588/IMM

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DESIGN AND ACCESS STATEMENT FOR PROPOSED SINGLE STOREY REAR EXTENSION AND TWO STOREY EXTENSION TO SIDE OF PROPERTY TO INCLUDE A CAR PORT AND DEMOLITION OF EXISTING CONSERVATORY AND SINGLE GARAGE AT 144 INGLESTONE ROAD, WICKWAR, WOTTON-UNDER-EDGE, GL12 8PJ

1. Property Description

The property is a 3 bed detached house located in Wickwar with a single garage.

The property was previously granted permission in 2005 under reference PK05/2010/F for a two storey extension to the side of the property and a rear extension. Within the previous permission the space available on the first floor level of the side extension wasn't sufficient space for a master bedroom therefore the new owner would like to extend as indicated on the proposed plans as submitted.

2. Proposed Works

The current property comprises on the ground floor of a sitting room, porch, entrance hallway, kitchen, dining room and conservatory.

Our clients are intending to construct a single storey rear extension to make a larger kitchen, dining/family area and a two storey extension to the side of the property to include a car port to allow for the demolition of the existing garage and a master bedroom with en-suite above. The existing conservatory will also be demolished to allow for the rear extension. The current garage is far too small to accommodate a modern car.

3. Amount and Scale

The overall footprint of the rear proposed single storey extension is some 21 square metres and the side extension footprint is some 19 square metres.

4. Layout

The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. Materials and Appearance

The extension will be constructed in matching brickwork with matching roof tiles.