

# Building Plans



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## **DESIGN & ACCESS STATEMENT @ 76 St Clair Drive Worcester Park Surrey KT4 8UE**

### **INTRODUCTION**

This Design & Access statement outlines the proposal in detail for the above address.

### **PROPOSAL**

The proposed works are for two single storey rear extensions with pitched roofs, tiles to match colour of existing roof tiles @ 76 St Clair Drive Worcester Park KT4 8UE. The depth of the extensions will be 5m & 2.5m respectively. Drawings & photographs have been submitted to the local authority via the Planning Portal, which details the proposals design & impact on the surrounding area. A resubmitted householder application has been submitted.

### **SITE DETAILS**

Number 76 St Clair Drive is a semi-detached dwelling within a residential road. The road consists of many differing styles of properties, both detached/semi-detached. Many properties already benefit from similar extensions added to their properties. The dwelling is estimated to have been built in the late 1930's. The dwelling is not within a conservation area.

### **DESIGN DETAILS**

The design of the proposed works is in keeping with many other properties within the road that have had works completed. Planning has been granted on properties for this type of proposal within the area.

The property exists as a family residential dwelling, which will be retained.

The pitched roof finish matches with existing & compliments the existing dwelling.

There will be no change of access to the dwelling or to refuse storage.

A pre application has been made & we are proposing this extension on the advice received from the written report of the application.

### **CONCLUSION**

I believe that the design of the proposed works falls within the parameters of the planning guidelines of The London Borough of Sutton for dwellings. Many dwellings nearby have been granted approval for planning for similar designs & of a similar size. Our aim is to enhance the dwelling plot & not detract from dwellings within the area. Therefore, we trust that planning permission may be granted for this proposal.