



11 Place Farm House • Place Farm Way • Monks Risborough • Buckinghamshire • HP27 9JQ  
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## Design Statement

102 Berton Road Aylesbury Bucks HP20 1EN

### Background

102 Berton Road is a two storey detached property situated on the north west side of Berton Road. The property has a facing brick and painted render finish, with a tiled hip end roof over and two storey front and rear gable projections, the property is set back from the front south east boundary with Berton Road. To the north east side of the property is a single attached garage set back from the front wall of the existing property, the property has been extended with a single storey side and rear extension, finished in facing brick, with a combination of flat and tiled pitched roofs over. Adjacent to the south west boundary of the existing property is number 104 Berton Road, with the entrance to Hedges Way adjacent to the north east boundary of the property. The surrounding area is residential in character.

### Proposals

First floor rear/side extension over the existing.

### Design

The proposed extension will project approx. 1.55m from the rear of the existing rear gable end two storey projection to the south west and will project approx. 1.6m from the north east side wall of the existing two property and will in-fill an area over the existing single storey extension. The proposed first floor extension will have a tiled hip end roof over, with a ridge height approx. 0.6m lower than the existing property ridge line to the north east, the eaves height of the proposed will match the existing. The proposed first floor extension will also remove a large proportion of the rather complicated flat and pitch roof combination over the existing single storey extension, providing a more agreeable appearance to the rear north west elevation of the existing property. The proposed first floor extension will be finished in painted render to match the existing, with windows in a style also matching those of the existing property.

### Impact on neighbouring properties.

Due to the location of the proposed extension, impact of the proposed on number 104 Berton Road and properties in Hedges Way will be limited, the use of a hip end roof and lower ridge line will also reduce the bulk and impact of the proposed first floor extension. It is considered that the proposed first floor windows to the rear north west elevation will have no further or significant impact on adjacent or surrounding properties, as these window will only be approx. 1.55m further forward to the north east than an existing bedroom window located on the rear two storey projection. Again with the proposed window to the side north east elevation, this window will only be 1.6m further to the north east side, than an existing bedroom window located to a north east bay of the existing property, the proposed window will also be approx. 2.8m from the north east boundary adjacent to the Hedges Way access road and a substantial distance from properties within Hedges Way, for these reasons it is considered that the proposed first floor window, will have no further or significant impact. Therefore it is considered that the proposed extension and window locations not materially impact access to light or result in a loss of privacy, to adjacent or surrounding properties.



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#### Impact on the existing property and character of the surrounding area

The majority of the proposed first floor extension will not be visible from Bierton Road, with only an approx. 1.6m projection from the north east side of the existing property. The visible section of the extension will also be set back approx. 18m from the front south east boundary with Bierton Road, to the north east side the extension will be approx. 2.8m from the boundary with Hedges Way entrance road and will therefore not cause any excessive increase in the property width. As the proposed extension has been designed with a hip end roof and ridge line lower than the existing with finishes matching those of the existing, it is considered that the proposed first floor extension will result in a scheme which is a sympathetic addition to the existing and maintains the existing built form and respects the design, scale and appearance of the existing property and surrounding area and will have no significant or detrimental impact on the existing property or surrounding area.

#### Parking

No changes to existing parking arrangements.

#### Conclusion

In terms of design it is considered that the proposals shown on the drawings attached to these applications will result in a sympathetic addition to the existing that maintains the existing built form and also respects the design, scale and appearance of the existing and surrounding area. It is considered that the proposed extension will have a limited and acceptable impact on neighbouring properties in terms of light, outlook and privacy and that the proposed does not have a harmful impact on the character of the area or the visual amenity of the street scene and have no further detrimental effect upon the adjacent properties.