

## **Design & Access Statement for 71 All Saints Avenue, Maidenhead, Berkshire, SL6 6LY**

### **Introduction**

This document has been prepared in relation to the proposed first floor side extension.

### **Site Analysis**

#### **Location**

The property is situated on the west side of All Saints Avenue.

#### **Site Characteristics**

The site is currently occupied by a semi-detached 4-bedroom property built in brickwork & render with a plain clay tiled pitched roof.

#### **Access**

The site has pedestrian & vehicular access off All Saints Avenue with parking to the front of the property as a driveway.

#### **Site Topography**

The site is rectangular in shape with a max length of 37.5m & a max width of 9.1m.

#### **Planning History**

A similar extension was granted approval reference 17/01195/FULL





### **Scheme Proposal**

The proposal is to carry out ground floor internal alterations and construct a first floor extension over the existing single storey playroom to increase the size of bedroom 4 and creating an ensuite to the master bedroom.

The extension to have a hipped plain tiled pitch roof and rendered walls to match existing. The bathroom windows to the first side elevation are to be fitted with obscure glass and non openable up to a height of 1.7 m

A similar wider extension was granted approval in 2017 under application number 17/01195/FULL, which has now expired