

DESIGN & ACCESS STATEMENT

PROPOSED ADDITIONAL STOREY TO REAR & EXTENDED SIDE EXTENSION

2 LOWBROOK DRIVE

MAIDENHEAD

SL6 3XW

For: **Mr G Bennett**

Amount

The proposals are for the removal of existing single storey lean to extension roof and replacing with an additional storey on top to the rear with extended side extension. Rear Conservatory replaced with single storey hipped roof extension with rooflights over.

Layout

The rationale behind this proposal is to provide additional living space which compromise of an open kitchen, dining and tv area. The first floor has been extended at the side to provide an additional bathroom & bedroom to make it a 4-bed property, enhancing it into a humble home and without the need to move away from the area, as Mr Bennet is keen to stay in the area with his children all settled.

Scale

The existing property ridge line height does not increase and is no higher than with the adjacent neighbouring property.

Landscaping

There is minimal external landscape works as only to make good as the proposed extension extent is within the existing hard patio area and thus not losing any soft landscaping.

Appearance

The front elevation does change to the side with a hipped roof to the ground storey set back from the main principle elevation. Adhering to and staying within guidelines will give the property a positive impact, whilst making minimal impact to the street scene, which should be deemed favourably.

Use

The use is to remain as residential.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Conclusion

The proposed scheme will provide significant quality to the house it deserves without any detrimental impact upon the neighbouring properties.

The property works will greatly improve the amenity of the property and make a positive contribution to the surrounding residential area.

The client wish is to stay in the area they love for the long foreseeable as are fully settled.

We trust this proposal will be acceptable and that consent will be deemed favourably.