

**DESIGN AND ACCESS STATEMENT**  
**7 Selwood Road, Woking GU22 9HS**

**1.0 Site**

The site is a plot of total area about 276 sq. m, located on the North side of Selwood Road. The house is a semi-detached residential property, attached to No 9.

**2.0 Existing layout**

The house is two-storey with a single storey back addition and front porch/canopy extension. The house main wall is set back about 6m from the front boundary.

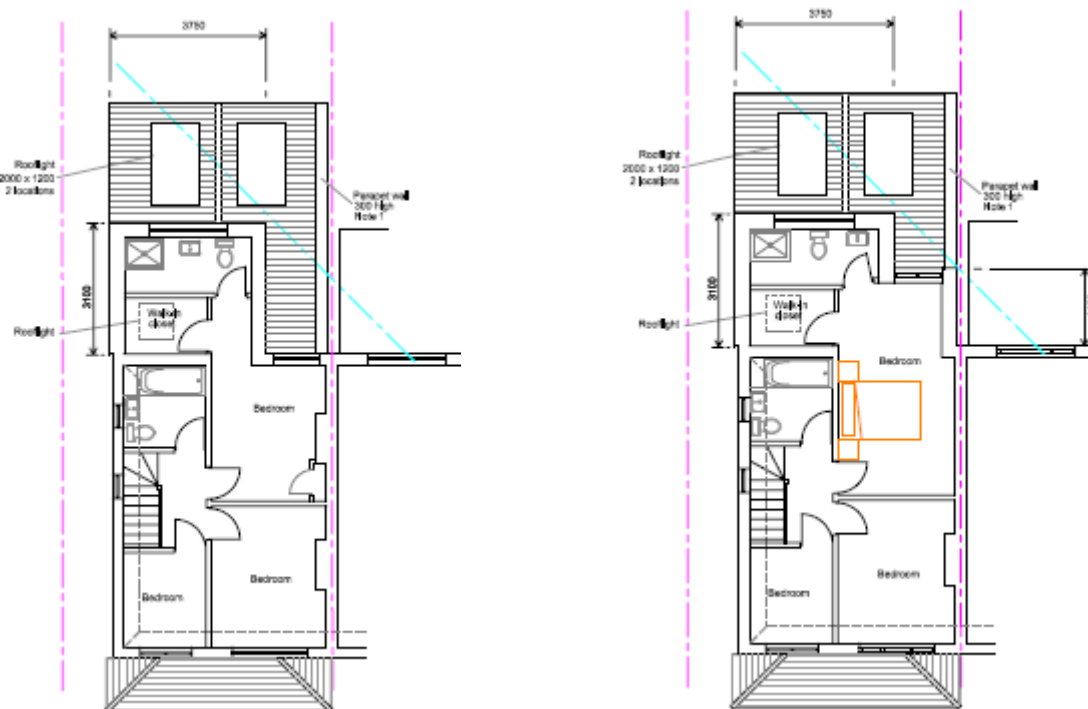
**3.0 Recent Approved Planning Application (PLAN/2023/0284)**

Approval was given for 'erection of part single, part two storey rear extension with roof lights, 1 No side elevation window and retrospective front porch and canopy.' The approved extension has the following features.

- The existing single storey back addition structure is extended back by 3.7m.
- A small rear first floor extension is positioned above the ground floor back addition.
- The house has 3 bedrooms and the extended layout provides an additional bathroom (ensuite for the master bedroom). The layout provides also more generously proportioned dining/kitchen and living areas.

**4.0 Proposed modification**

The rear wall of the first floor bedroom is to be squared off as below.



## **FIRST FLOOR LAYOUT AS APPROVED**

## **FIRST FLOOR LAYOUT AS PROPOSED**

The changes in the bedroom layout are the removal of the chimney breast and removal of the rear bedroom dog-leg to square off the corner.

The small changes in the bedroom plan footprint greatly enhance the layout and facilitate a much better arrangement of bedroom furniture.

### **Impact on street**

- The front aspect is unchanged.

### **Impact on neighbours**

- In relation to privacy and amenity, the small extension is considered to be consistent with the level of privacy afforded by the existing and approved layouts.
- In relation to daylight and sunlight the small extension is considered to have no significant impact as with the approved scheme.

### **5.0 Use**

The current and proposed use is residential.

### **6.0 Access**

Access arrangements remain unchanged.