

DESIGN & ACCESS STATEMENT



1. View of existing rear elevation

Site Assessment

The existing three storey, four bedroom terrace property is situated in Church Langley, on Malkin Drive. It is not on designated land, and the property is within Flood Risk Zone 1. The southern boundary adjoins green finger land. The exterior is buff facing brickwork, and the roof is pitched and covered in grey slate tiles. The property has established front and rear gardens, with paved and turfed areas. The rear garden rises up in level to the south, with a retaining wall and steps between two levels (about 750mm level difference).

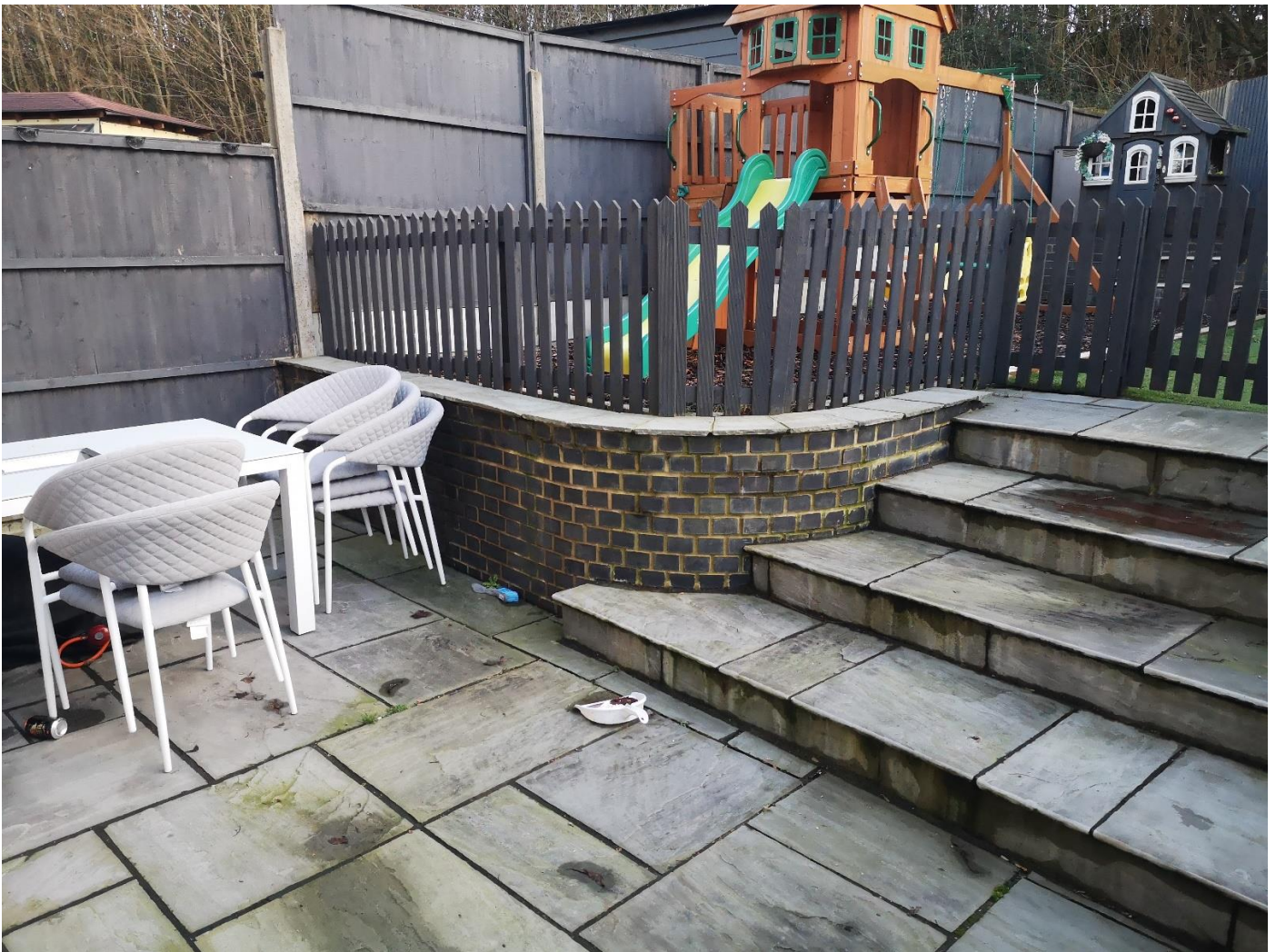
Proposals

The applicant is seeking to obtain permission to construct a new single storey extension, that will accommodate the kitchen and dining areas, in order that the lounge can be positioned on the ground floor. There will also be room for another shower room to serve the bedrooms.

Design Element

The proposed sliding doors and window of the new extension will afford views of the trees to the south, and catch the sun setting to the west. The installation of a new rooflight will provide adequate daylight to the extension, and borrowed light to the existing kitchen area that loses a window.

Under permitted development, and 'Prior Approval: Larger Home Extension', it would be possible to build an extension that was 7.5m (the width of the rear of the house) x 6m = 45m² gross, and that would be deemed appropriate development. The proposed extension is 40m² gross (33m² net), and is orientated so that a window to the new Lounge is not lost, and so that the patio (and excavation) does not reduce the existing garden as much as a 7.5m x 6m extension and patio would. The height of the extension is limited to the 3m specified under permitted development, and once the extension extends past the line of the existing retaining wall (4m from the rear of the houses), the new parapet height is only 300mm above the height of the existing boundary fence (see picture below).



2. View of the boundary fence the extension will be built up against

Access

The number of parking spaces, and vehicular and pedestrian access from Malkin Drive, will remain as existing.