

S.A. YORK DESIGN FACILITIES LTD

CONSTRUCTION DESIGN & PLANNING CONSULTANTS

Tel & Fax: 01923 267322
Email: steve.york@freeuk.com

EAST LODGE
ESSEX LANE
HUNTON BRIDGE
KINGS LANGLEY
WD4 8PN

8th November 2023

Design Statement for the proposed
Single Storey Rear Extension at
92 Church Road, Watford, WD17 4PU

Church Road is located to the North of Watford Town Centre. The road runs in a North/South direction, the Southern section of the road runs parallel with and adjacent to the West Coast Main Railway Line. Number 92 is located on the East Side of the road, close to the junction with Stratford Road.

The property is within a Conservation Area and in a Controlled Parking Zone.

The property at number 92 is a 3 bedroom, 2 storey end of terrace house, which has a loft conversion added.

The proposal is to construct a 3.5M. depth single storey rear extension, with a vaulted mono pitched roof and a rear bay window. Materials would match the existing property. The proposed extension would not be visible from the street, therefore the proposal would preserve the appearance of the Conservation Area. The attached property at number 34 Church Road has an existing single storey rear extension, therefore the proposal would have no adverse affects on that property.

Regards,

Steve York