

# **Proposed Replacement Rear Extension**

**at**

**31 Ashleigh Road**

**SOLIHULL**

## **Design and Access Statement**



## **Proposed Replacement Rear Extension at 31 Ashleigh Road, Solihull Design and Access Statement**

31 Ashleigh Road is a 3-storey, semi-detached house constructed in 1906. The house is of facing brick construction with some "Jacobean" timber work and render to the front gable and bay, under a plain tiled roof.

In May 2008, planning approval was granted for a single storey side and rear extension forming kitchen/ utility and WC with breakfast room and the replacement of the existing conservatory. (PL/2008/01137/FULL). These changes have been carried out and represent the current state of the property.





## **Proposed Replacement Rear Extension at 31 Ashleigh Road, Solihull Design and Access Statement**

Recent discussions have taken place between the applicants and their adjoining neighbours at No.33 who have approval for replacing their own conservatory with a single-storey extension (PL/2022/02396/MINFHO). The owners of No.33 are seeking to change the design of their previously approved extension under a new planning application (PP-12808174).

The result of these discussions has been that the applicants would like to replace their own rear conservatory with a similar "mirrored" design to that proposed by their neighbours, Mr and Mrs Renshaw at No.33.

This application, therefore, seeks permission for a new rear extension to be read in conjunction with a similar application being submitted for the neighbouring property No.33. (PP-12808174)

The two designs have been designed to align with the current rear wall of the conservatory of No.31. The extension will comprise brick elevations, constructed with a mix of reclaimed and matching bricks with a flat GRP roof. The walls will be continued above the roof level to create a parapet with an internal gutter to channel rainwater away through a gap and hopper and downpipe. Painted timber bi-fold doors will give access to the rear terrace. A lantern light will be provided, aligned centrally with the internal space to provide light to the room and to the existing dining room inside.

Internally, the doors between the current conservatory and the dining area will be removed and the opening modified to include an arched soffit.

No other internal or external alterations are proposed under this application, and they remain as the original approved scheme.

The fact that both neighbours wish to replace their conservatories at the same time has tremendous advantages. The mirrored design will provide balance to the rear elevation of the pair of semi-detached houses, enhancing the appearance of both properties, while allowing the party wall between the two extensions to be re-built to current building control standards. The same builder will be employed to build both extensions and with the extensions aligned with each other and built to the same design, there are no issues with any impact on each of the neighbouring properties.

A P Brandon - Agent  
17<sup>th</sup> February 2024