

Woods Design

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DESIGN AND ACCESS STATEMENT FOR MR. AND MRS. BILLY HUMPHRIES, 50 ROSEMOUNT GARDENS, HONITON EX14 1RN

PROPOSAL FOR GROUND FLOOR REAR FLAT ROOF EXTENSION

PLANNING APPLICATION

This work incorporates ground floor rear single storey flat roof extension.

DESIGN AND ACCESS STATEMENT

Ground floor single storey flat roof extension to a semi-detached house.

DESIGN

The proposal is to provide as an extension as a Day Room/ WC / Dining area and taking into consideration the views and opinions of the adjacent owners.

The extension is within the permitted development requirements for a Larger Home Extension application.

USE

The proposed use is to enhance the existing facilities afforded to this family and to provide additional and more user-friendly accommodation.

AMOUNT

The existing internal area of the house measures 91.93 sq. m. and the proposed internal area measures 105.56 sq. m. making an increased floor area of 13.63 sq. m.

LAYOUT

The ground floor extension provides additional living accommodation.

Fencing and landscaping will be unaltered under this proposal.

SCALE

The positioning of the flat roof extensions gives a well-balanced feel to the elevations and shows both direct and indirect relation to the existing building.

APPEARANCE

The architectural design, materials and siting are all intended to ensure that the extension sits comfortably within the existing building and its context.

*The walls and roof finishes to the extension will be matching brickwork to match as near as possible the existing finishes.
Windows and doors will be PVCu white.*

ACCESS POLICY

It is our policy to ensure that all development is of inclusive design and will not create environmental barriers to employment, services, education or public transport.

Therefore, all design will be informed by Approved Document M (2004), BS8300 and accredited service specific guidance.

ACCESS TO THE PROPERTY

Access to the property is off Rosemount Lane, Honiton