

DESIGN AND ACCESS STATEMENT:

1 Great Close, Culmstock, Devon. EX15 3HQ

The existing property is a 3-bed chalet style property with painted masonry elevations under a tiled finished timber roof.

The proposed work comprises of the following: -

Side extension to include 2No bedrooms in the roof with dormer windows, changing an existing 1st floor bedroom into a shower room, a lounge with a dedicated study/office at one end at ground floor.

The existing conservatory will be removed.

The remaining small area of flat roof to the rear will be removed and replaced with a tiled pitched roof.

Including in the side extension will be a new roof creating a covered porch to the front.

All materials used will match the existing in terms of size and colour.

It is our opinion that the proposals do not over-develop the site or make the property look out of character with the other properties in the close.

There is a school across the road, so it was felt that windows in the end elevation, for the first-floor bedrooms, would not be acceptable whereas dormers would not look directly at the school and would also make the bedrooms slightly larger in floor area and feel less cramped. There is already a dormer on the rear elevation so adding another of a similar size would not be out of place.

Consideration was given to removing the existing dormer and incorporating it within one larger dormer across the rear elevation but this would appear very bulky in relation to the roof area.