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DESIGN AND ACCESS STATEMENT

Project - Land to the rear of 175 Briar Road, Watford, WD25 0HL

This planning application set out plans to develop land owned at the rear of 175 Briar Road.

The proposal is to construct a new, one bedroom bungalow. The bungalow would have access from Bramble Close and vehicular access from the service road, from which an allocated parking space would be accessible along with a bin store.

The property would sit on the corner of Bramble Close and the service road, with the property entrance fronting Bramble Close.

The bungalow would be rendered on all sides and pitched roof in tiles, all to match the existing surrounding buildings. The garden would be fenced to match the existing fencing.

Along the service road are various garages and outbuildings, the proposal of a bungalow would ensure the height and size of the property would be in keeping with the building along this service road.

The area is characterised by double storey houses, front the main roads, with single storey building to the rear, adjacent to the service roads.

The spacing, and the single storey nature of the new building would retain the open nature of the street scene in Bramble Close.

There have been previous planning approvals within the localised area to this proposed site, that have been approved to show there would be no objection in principle to single storey bungalows built in the gardens of existing houses.