

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement is prepared in support of the application for, Rear Extension

This statement sets out the factors behind the submitted design proposal, putting it into context of Residential development consisting of extensions or alterations design, planning, and other, factors influencing the site and therefore creating the design proposal.

Other accompanying documents include:

PL10

PL11

Design Principles and Concepts

Policy Guidance of the Residential Design SPD affirms that new developments should remain subordinate and relate well to the main house while also respecting the roof profile of the host property and surrounding area.

Design response: The proposed development does not detract from the main house and the main features of the house remain intact. The roof has been designed to be sympathetic to the surroundings.

The side extension to no 65 has been set back and has a sloping roof to avoid a loss of light and privacy

The proposed is a Rear Extension projecting 5m of the original house extension.

There are similar size extensions in the vicinity,

Points to be noted:

- (i) The extension is for family use.
- (ii) There is no impact on the neighbouring properties and there's no overshadowing as we have a pitched roof
- (iii) The material is to match the existing

Design and Development Objectives

The extension is in line with the original house is in keeping with the surrounding it has a pitch roof with a roof light the height is less than 4mm and Eaves is less than 2.5m and the rear projection is not more than 6 meters.

Layout

The site is adequate to accommodate the extension

Scale

The proposal pitch roof is at a low level and the roof height is moderate and in keeping with the existing main roof

The scale, bulk and massing of the extension is subordinate to the existing house

Landscaping

The landscape has not been affected, and no loss of greenery

Appearance

The proposed materials are to match the existing dwelling. The design concept has been enhanced and remains in keeping with the surrounding houses, there are similar proposals in the vicinity

The architectural quality of the proposal and its relationship with the existing property has blended in quite well. The proposed respects the original form of the house and is a logical addition to the roof of the house,

Conclusion

We have considered the relevant policies in undertaking the design of the side extension. Upon this, we seek planning permission for the proposal.