

DESIGN AND ACCESS STATEMENT

CONTEXT

1. The main dwelling is a mid-terraced property on a generous plot.
2. The proposal is designed to provide secure accommodation with a degree of independence for elderly parents of the property owners.
3. The proposed annexe will replace the existing garage.
4. Separation distances to the adjoining dwellings are such that there will be no loss of amenity to any of the neighbours.
5. The annex will be ancillary to the main dwelling for use of family members only.

USE

1. The existing residential use continues.

AMOUNT OF DEVELOPMENT

1. The ground floor footprint is not inappropriate for the size of the plot and location.
2. The new building is L-shaped and has a footprint of 45m². It is low level at 2.7m high.

LAYOUT

1. The house faces east with the annexe in the rear garden. The annex will fit boundary to boundary to the rear garden from the service road will be maintained.

SCALE

1. The extension is low lying and of limited height.

LANDSCAPING

1. Minor landscaping will take place to improve amenity to the annexe.

APPEARANCE

1. The design is a single storey low lying building.
2. The window and door openings are of domestic size.
3. A grey fibre glass flat roof is proposed. Walls will be Wienerberger Facing Brick Tuscan Red.

ACCESS TO THE DEVELOPMENT

1. The existing access and parking is to be retained and unaltered.
2. Access to the annexe will be via the main dwelling.