



Initial Design and Access Statement

114 Salisbury Road, RM17 6DQ

Proposal: Proposing to have a single-story side extension with a pitched roof to accommodate an office room and a utility room.

Introduction

The design and access statement has been prepared to support the submission for the development at 114 Salisbury Road, RM17 6DQ.

Site Surroundings

The application site is in Salisbury Road, London. The entire neighborhood is a residential area and characterized by terraced properties.



Aerial view of the application site



Front Side view of the application site



Rear Side view of the application site



Rear Side view of the application site



Rear view of the application site

Proposal

“Proposing to have a single-story side extension with a pitched roof to accommodate an office room and a utility room “ The proposals are seen having similar development on the street and neighborhood. The proposal will not increase more than 2.5m in height on the edge of the boundary line. The existing boundary will be partly removed to accommodate the new extension where the new side wall will act as the boundary. All the materials proposed will be kept the same as the existing material of the host dwellings.

Further, a preplanning/ duty planner advice (please refer to preplanning advice letter) has been sought from planning departments for double storey side extension; however, the applicant has decided to conduct single storey side extension rather than double storey side extension (please refer to the separately provided drawings files).

Planning history

09/00594/FUL- Approved | Single storey side extension and raised patio at 10 Allenby Crescent Grays Essex | 10 Allenby Crescent Grays Essex, RM17 6DH | 3 Nov 2009.

03/01351/FUL- Approved | First floor side extension including roof extension hip to gable end and accommodation in roof at 9 Allenby Crescent Grays Essex | 9 Allenby Crescent Grays Essex, RM17 6DH | 16 Jan 2004.

Amenity

The proposed developments will not change the route to or from the property, nor will hamper the architectural style of the street view. The extension will have minimal impact on the amenity of its neighbors and the materials, massing, and scale are in keeping with the original property.

Conclusion

The homeowner wishes to build a single-story side extension to the side of the property. The proposal is similar to other existing built developments seen in the neighborhood. The proposal will serve the purpose of the existing unused side spaces. Therefore, the proposal is expected to be accepted by the Thurrock Council.