

Proposed Replacement Rear Extension

at

**3, Stoneleigh Road
Solihull**

Design and Access Statement



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3 Stoneleigh Road a 1930's style semi-detached house situated on a corner plot on the south side of the street. The property has previously been partially extended to the side and has a modern UPVC/ rendered masonry conservatory to the rear.

Existing construction is of facing brick under a plain clay tiled roof. Windows and doors are generally white uPVC.

This application seeks permission to remove the conservatory and replace with a single storey rear extension.

The new extension will share the party wall in agreement with the neighbouring property owners at No.5 who have approval for their own rear extension. (Ref PL2024/00529/MINFHO). The party wall will extend above the roof line to finish with a brick on edge and tile creasing parapet. This will ensure proper sound and fire separation between the two properties.

Construction will be in facing brickwork under a monopitch interlocking tiled roof. UPVC or powder-coated aluminium bi-fold doors will be incorporated in the rear elevation, with a small window in the side elevation and 2 No. "Velux" or similar rooflights will provide additional light to the existing accommodation.

The existing bifold doors linking the conservatory with the dining room will be removed and the opening widened with a new steel beam over.

The existing double doors to the kitchen area will be removed and replaced with a new window, and the opening blocked up below with facing cavity brickwork.

Internally, the existing kitchen will be reconfigured by the applicant.

No other changes are proposed internally, other than plastering the internal faces of the extension and decoration.

Externally, the paved patio will be adjusted to suit the new position of the doors.

Overall, the extension will provide more all-year round accommodation for the applicants, without causing any adverse effect on neighbouring properties.

A P Brandon - Agent
3rd May 2024