DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a first floor rear extension over the existing single storey ground floor dining room for the improvement and benefit of the householder.

MATERIALS

The existing house is constructed of natural coursed stone the roof has a covering of concrete roof tiles. The new extensions will have stone heads and sills with natural stone external walls. The main walls will be of natural coursed stone to match that of the existing and surrounding properties.

PRIVACY AND PROTECTION

The existing boundary walls and tree screening around the site will result in little visual impact from the road, neighbours and surrounding areas. The existing property benefits from a large plot so the extension will have little impact to the street scene locality.

ACCESS

There is no alteration to the existing vehicle and pedestrian access to the property, ingress to the property is from the ground floor and accessible by the disabled.