DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of a two-storey side and single storey rear extension for the improvement and benefit of the householder. The new accommodation will create an extra bedroom and an improved and enlarged dining room and the small front bedroom will be used as a study.

MATERIALS

The existing house is constructed of masonry brickwork with a cement render finish and the roof has a covering of Welsh blue slate. The existing rear conservatory and single storey garage/utility room will be demolished. The new extensions will be constructed of masonry brickwork with a cement render finish to match that of the existing and surrounding properties.

PRIVACY AND PROTECTION

The existing boundary fence 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.