DESIGN AND ACCESS STATEMENT

DESIGN SETTING

The plan relates to the construction of proposed extension to form new dining room and orangery for the improvement and benefit of the householder.

MATERIALS

The existing house is constructed of red stock facing brick, the roof has a covering of Rosemary roof tiles. The main walls will be red stock facing brick with a roof covering of Rosemary roof tiles 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.