



GBS Designs

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DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to extend a small 2 bedroom bungalow with a very large rear garden so as to complete the dwelling and giving a layout more in keeping with modern living.

The extension is also of the same size and scale of that at No. 6 Shillinglee which was previously granted planning permission.

Design

The design of the extension has a number of facets:

- In keeping with both the location and the existing house whilst also being subservient to the existing property.
- Mirrors an extension at No. 6 Shillinglee.
- The footprint of the proposed extension is easily accommodated within the very large garden.

Materials

All materials will match existing.

Windows and doors will be doubled glazed replacement with UPVC frames and low energy glass.

All materials and the method of construction will meet the current Building Regulation requirements.

Site & Floor Levels

As shown by the Levels Drawing; the floor level of the proposed extension remains the same as that of the dwelling and the site is very slightly sloped.

Parking and Occupancy

Occupancy is not being increased and therefore no parking issues exist.

Landscaping

There will be no significant landscaping.

Boundaries

No significant changes to any boundaries and are shown by the block plan.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the main dwelling/house. The extension would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area. There is no loss of privacy to neighbours.