DESIGN AND ACCESS STATEMENT

18 Record Road: Phoebe Atkinson-Eberle



Proposals

- **Proposed Rear Extension:** The main proposal is to replace the existing dilapidated single story glazed structure. The new proposal is to have a more permanent structure using the same footprint.

- **Proposed Parking Area to Front:** By removing the existing fence and hedge we proposed 2 parking spaces. This is has been done by several adjoining properties.

There are also other minor proposals, please see the proposed drawing 11065/01.

Amount

- The current floor area is: 110 m2

- The proposed floor area is: 110 m2

These footprint of the existing house does not change.

Layout / Scale

The layout of the proposed extension has been designed to replicate the existing scale and form. The eaves and ridge height of the proposed extension have been raised so that the internal floor level can be raised to match the main house.

None of the proposals create any overlooking issues to the adjoining properties.

Landscaping

The landscaping will remain as existing.

Appearance

For all materials please see Planning Application Forms and Drawing 11065/01.

Use

The use will still remain as a dwelling.

Access

The access into the building will remain.