

**Replacement Single Storey Rear Extension
at
27 Hobby Close, Wecock. Waterloo. PO8 (AY**

DESIGN & ACCESS STATEMENT

1 ASSESSMENT OF PHYSICAL CONTEXT

The existing dwelling is a 3 bedroom end of terrace two storey property built approx. circa 1990's. The property is constructed with yellow facing brickwork with contrasting red bricks to openings. The main roof is pitched with concrete interlocking tiles. There is an existing single storey flat roofed structure to the rear of the property with a painted render finish. The property has two timber framed temporary shed structures with brown weatherboarding, one being attached to the side of the dwelling and the other detached and located within the rear of the garden. There is also a gazebo structure and swimming pool structure within the rear garden.

The property backs onto a small coppice of woodland of mainly oak trees with a footpath running along the side/rear boundary fence.



Fig 1 – View of the front of the property.



Fig 2. View of the existing single storey rear structure



Fig 3 – View of the existing gazebo and attached shed structure.



Fig 4. View of the existing gazebo and existing detached shed structure.



2 THE PROPOSAL, DESIGN PRINCIPLES, MASS, SCALE & MATERIALS.

The proposal is to replace the existing single storey rear structure with a proper extension providing suitable habitable accommodation as a bedroom for their dependant son, meeting current Building Regulation requirements.

The proposed footprint of the replacement single storey extension is to be equal to match the existing structure and to have a similar single storey height, but allowing for the internal ceiling height to match the existing ground floor internal rooms. The roof is to a simple flat roof, similar to the existing structure. A new internal door links with the ground floor living accommodation and a pair of patio style doors are located on the rear to provide level access into the rear garden. The existing gazebo is to be retained to the side of the proposal and a side window located on the north elevation, outside of gazebo to overlook the garden.

Walls are to be facing brickwork with contrasting bricks to openings, all to match and assimilate the main dwelling. Windows and doors are to be equal white UPVC. The flat roof is to be GRP rather than bituminous felt.

The design therefore replaces the existing rendered structure but in a style to assimilate the existing dwelling.

3 CONCLUSION

The proposal is equal in footprint and style to the existing single storey rear structure, with no additional massing or adverse effect to neighbouring properties.

The appearance of the replacement structure assimilates the existing dwelling using equal materials to elevations, improving on the existing rendered facades.

The proposal will provide proper habitable accommodation with the design and layout providing improved facilities and access suitable for the needs of the dependent resident.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.