

Design and Access Statement rear two storey extension with balcony and detached single storey annex.

The application described is to allow additional living space for the new owners and to create a large open plan living area and additional master bedroom suite with balcony.

The site is not overlooked by other properties and as such the balcony does not create any overlooking issues.

The materials to be used have been chosen to differentiate the rear extension from the existing traditional part of the dwelling whilst also been in keeping in terms of colour and texture.