

## Design and Access Statement

Reference: 1A

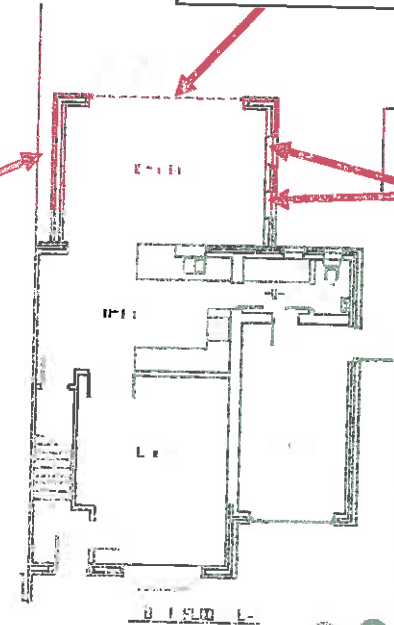


The east side of the proposed extension to have a solid wall with no windows to ensure neighbours privacy

Existing conservatory to be demolished - Proposed extension designed to have a similar chamfered hip style roof construction to consider light into neighbouring properties

The main 4 metre doors open and view on to the garden of the property.

The side windows to the west side of the proposed extension have been positioned to view against the boundary fence to ensure neighbours privacy



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**Layout:** The layout has taken account of the constraints presented by neighbouring properties. The above photo & drawing demonstrate that the proposed layout would ensure that neighbours privacy would be adequately safeguarded. Sunlight has also been considered by designing the hipped style roof construction which still allows afternoon light into the neighbouring property.

**Scale & Appearance:** The proposed extension is to be in keeping with the appearance of neighbouring properties by using the same make, type and colour of bricks and roof tiles. The proposal is to build the extension 3.8 metres extending from the house which is currently the same dimension as the existing conservatory. The new building will extend further across the back of the property to 5.8 metres.

**Access:** The site can currently be accessed through a side gate on the property of 4 Langho Woods, no access is needed through neighbouring properties.

**Landscaping:** A landscaping scheme is not proposed, but the site could accommodate some soft landscaping if considered necessary.