

DESIGN AND ACCESS STATEMENT

Land adjacent to 12 Manor Road

Introduction: The Development

Proposed 1 and a half storey property, to replace previous planning approval for 2 storey dwelling. Mr and Mrs Wood are both retired and are looking to live in the proposed property. The bungalow layout suits there needs as apposed to the current Planning Permission.

Building Use

The Proposed use is domestic.

Layouts

The layout is designed as a bungalow with guest bedroom at First Floor level.

Amount / Scale

The dwelling is of similar Foot print to the recently approved dwelling and is smaller height / scale.

Use

Residential property.

Appearance

The proposed dwelling has been designed to be in keeping with the appearance of the neighbouring properties with the features continued in the design. The materials have also been chosen to match the existing properties.

Access

The main access will remain as the previous Planning Approval.