

Design and Access Statement

Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application for the erection of a two-storey side extension, single-storey rear extension and associated external alterations to the existing dwelling.

The proposal has been carefully developed to provide additional accommodation that better meets the needs of the occupants whilst respecting the character of the existing property and the surrounding residential area.

Site and Surroundings

The application site comprises an existing semi-detached dwelling situated within an established residential area. The property benefits from generous side and rear garden areas, providing sufficient space to accommodate the proposed extensions without resulting in an overdevelopment of the site.

The surrounding area is characterised by a variety of house styles, extensions and alterations, resulting in a diverse residential streetscape.

Design

The proposed development has been designed to appear as a natural extension of the existing dwelling. The two-storey side extension has been proportioned to remain subservient to the original dwelling, whilst the single-storey extension has been designed to improve the functionality of the ground floor accommodation.

Internally, the proposal creates improved family living accommodation including an enlarged kitchen and dining space, office, improved bedroom arrangements and modernised bathroom facilities. The overall layout has been designed to improve circulation and provide accommodation that better reflects the occupants' current and future requirements.

The proposed roof forms, window proportions and architectural detailing have been selected to complement the existing dwelling and ensure the extensions integrate successfully with the original building.

Scale and Appearance

The proposed extensions have been designed to remain proportionate to the existing dwelling and the wider plot. Their scale reflects neighbouring residential development and ensures the dwelling retains its domestic appearance.

The proposed external materials will closely match the existing dwelling where practical. New windows and external doors will comprise anthracite aluminium frames, providing a

contemporary appearance whilst remaining sympathetic to the overall design.

Impact on Neighbours

The proposal has been carefully considered to minimise its impact upon neighbouring properties. Window positions have been designed to protect neighbouring privacy where necessary, and the overall scale and siting of the extensions have been developed to reduce any potential impacts relating to overlooking, loss of light or overbearing appearance.

The proposal is considered to preserve the residential amenities currently enjoyed by neighbouring occupiers.

Access

There are no changes proposed to the existing vehicular or pedestrian access arrangements, which will continue to serve the property as existing.

The proposal improves accessibility within the dwelling through a more practical internal layout and enhanced living accommodation. Safe and convenient access to all proposed rooms will be maintained.

Conclusion

The proposal represents a well-considered extension to the existing dwelling that has been designed to complement its host property and surrounding area. The scale, form and appearance have been carefully balanced to provide additional family accommodation whilst respecting neighbouring amenity and the character of the street scene.

It is therefore considered that the proposal represents sustainable and appropriate residential development, and planning permission is respectfully requested.