

## **DESIGN AND ACCESS STATEMENT**

### **Type of Application**

Full application

### **Location of Proposed Development**

44 CEDAR STREET, BURY, BL9 7QF.

#### **1.0**

Planning permission is sought for the development of a rear single storey extension to be used as a kitchen diner by the family.

This is an end terrace property within a primarily residential area. There is a service road at the front and rear for access, a lawn and paved driveway at the front. At the rear there is an unpaved yard. The boundaries between the neighbouring properties are separated by timber fence panels.

#### **2.0 Amount of Proposed Development**

The single storey extension footprint is 21m<sup>2</sup>.

Floor levels and the ceiling heights shall be in line with the existing. The proposed height of the extension has been kept less than 4m at the ridge and 3m at the eaves.

#### **3.0 Layout**

The proposed layout is shown on the attached proposed scheme drawing.

The proposed layout offers usable, welcoming & secure environment in which the residents will live comfortably and will be easier to maintain and maximises natural light & ventilation where required.

#### **4.0 Scale**

The construction of this extension is proposed within the current boundary constraints of the plot and height of the building.

#### **5.0 Landscaping**

No landscaping or any other external features or surface finish changes are proposed externally at the front, sides & rear.

## **6.0 Appearance**

The overall image of the proposed development will be in keeping with existing and fits in with neighbouring properties together with all the brickwork, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development will be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

## **7 Access**

**7.1 Front & Rear Access:** Access at the front & rear of the premises will be unaffected by this proposal.

**7.2 Emergency Services Access:** Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

**7.3 Other Premises Access:** Access to adjoining premises at the front & rear will be unaffected by this proposal.

**7.4 Impact on Highway Traffic:** Impact on highway traffic & car parking at the premises be unaffected by this proposal.

## **Date of Preparation**

28<sup>th</sup> May 2023. Issue 1