

Planning, Design and Access Statement

Prepared by:

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for Project Support and Design Limited

1 Overview & Site Description

- 1.1 No 51 is a privately owned residence in Markfield
- 1.2 The property is a terraced house. The property is of masonry construction with tiled roof
- 1.3 The property has paved driveway to the front and a turfed garden towards rear side
- 1.4 To the rear is an enclosed landscaped garden which is bounded by close lapped fencing with a gated access
- 1.5 The building is not listed
- 1.6 The existing property is modern three-bedroom house
- 1.7 Markfield is made up of a mixture of homes of flats terraced homes and bungalows all with different character.
- 1.8 51 is a mid-terraced dwelling with access to the rear garden from RHS side of neighboring property

2 Proposed Development

- 2.1 The application seek permission to erect a single storey flat roof towards the rear of this property
- 2.2 This is required by the owners to accommodate their family and would greatly improve their quality of life and prevent them from having to purchase a new built
- 2.3 The existing boundary treatments to the rear will remain as existing

3 Relevant Planning History

- 3.1 Some of the dwelling within the area have been subject to similar extensions as outlined within this proposal
- 3.2 The property is not subject to any existing of previous planning application
- 3.3 A pre-application advice was made (Ref: PAA/33/21/ dated 7th May 2021)

4 Access

- 4.1 The access to the dwelling will remain the same as existing
- 4.2 The proposed extension in ground floor will be used as Kitchen with Dining
- 4.3 Parking will remain as existing with two car spaces in the driveway
- 4.4 Access will remain a mixture of vehicular and pedestrian