

Design and Access Statement

**3 Kents Cottages
Brookpit Lane,
Climping BN17 5QU**

Proposed change of use of garage to annexe, including extensions.

Layout:

The proposal is to convert and extend an existing double garage to the side and rear to provide a habitable annexe to the main dwelling. Layout is limited by the position and size of the existing garage and the necessity for providing suitable accommodation that can be accessed and used by the disabled

The existing vehicular / pedestrian access to the building, together with the existing hardstanding are to be retained in their present form.

Scale:

The scale of the proposal is constrained by the size of the existing garage and the necessity to provide suitable accommodation that can be accessed and used by the disabled.

Landscaping:

There are to be no changes to the existing landscaping, hardstanding and boundary treatments

Appearance:

The proposed extensions to the existing building will be constructed of matching materials (brick walls with flint panels and plain tiled roof.)

Response to context:

The completed building will reflect the rural nature of the surrounding area by the use of matching materials and maintaining it as a single storey building,