

Job ref: 3837
9th June 2017

DESIGN AND ACCESS STATEMENT

**21 Wyke Lane North
Felpham
PO22 8LE**

SINGLE STOREY EXTENSION AND DORMER WINDOW IN EXISTING ROOF

1.0 USE

It is proposed to add a bedroom and en-suite to the property with a new single storey masonry structure with flat roof and add a dormer window into the existing roof to aid with access into the loft space.

2.0 AMOUNT

The floor area of the existing 3 bedroom house will increase by approximately 10.5m² under the proposals.

3.0 LAYOUT

The extension will be situated on front and South West side of the property extending out to 1m away from the existing boundary.

4.0 SCALE

The height of the new extension will match the existing eaves level. The approx. 7.2m x 6.95m L-shaped extension will be positioned around the existing building and replace an existing porch.

5.0 LANDSCAPING

No external landscaping is proposed, only to make good around the building perimeter.

6.0 APPEARANCE

The proposed extension will be constructed in blockwork cavity walls with a white painted render finish to match existing. The flat roof will be pitched on the front and side elevations and tiled to match existing existing roof. The proposed dormer will be clad in external grade timber and painted. All windows and doors will have U-PVC frames to match the style of the existing doors and windows in the property.

7.0 ACCESS

It is not proposed to alter the access to this property. It is also proposed not to alter the existing parking arrangement on the driveway.

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DESIGN AND ACCESS STATEMENT CONTINUED

8.0 ENVIRONMENTAL

The external elevations of the proposed structure will match the existing, however all materials used will be to suit new regulations and guidelines and as such will decrease heat loss, emissions etc.

9.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The proposed development is being built on an existing patio area and will be built using materials to match the existing property. The proposed development will only have a positive impact on the surrounding landscape.

The boundary parallel to the public highway has a mature hedgerow and large trees obscuring the house from public view.