

Design and Access Statement

Proposal: Construction of a double-storey side and rear extension to provide a ground-floor guest room for family use (granny annexe) and a first-floor bedroom for the main family.

Address: 4 Charnwood Road, UB10 0HX

Introduction:

This application seeks permission for a double-storey side and rear extension to the existing property at 4 Charnwood Road, UB10 0HX. The proposal is designed to accommodate evolving family needs, including a ground-floor guest room for elderly family members (granny annexe) and an additional first-floor bedroom for the main household.

The extension is fully integrated into the main dwelling and will remain ancillary to its primary use as a single-family home.

Exclusion: The loft space is not included in this application. Any development relating to the loft is being addressed separately under a Lawful Development Certificate application for works permitted under national planning regulations.

Design and Materials:

- The extension has been designed to harmonize with the existing property, ensuring continuity in appearance and style.
- External materials, including brickwork, roof tiles, and windows, will match those of the original house to maintain architectural integrity.
- The windows on the first floor comply with current safety standards, with sill heights of no less than 800mm, and are designed to match the existing fenestration style for visual consistency.

Use and Functionality:

- The ground floor of the extension will feature a guest room for family members, designed for accessibility and comfort, particularly for elderly relatives. The room will be part of the main dwelling and share utilities, access, and services with the house.
- The first floor will provide an additional bedroom for the primary household, ensuring the growing needs of the family are met without compromising the property's existing character or layout.
- There will be no separate entrances, meters, or postal addresses, reinforcing the integration of the extension with the main house.

Scale and Layout:

- The scale of the extension is proportionate to the existing property, ensuring it does not dominate the main house or disrupt the character of the surrounding area.
- The ground floor layout includes a guest room and associated facilities that remain ancillary to the main house.
- The first floor layout consists of a single additional bedroom designed to blend seamlessly with the existing upper floor.

Impact on Surroundings:

- The proposed extension is designed to respect the amenity of neighboring properties, with careful consideration given to window placement to minimize overlooking and maintain privacy.
- The extension does not exceed the existing building line and maintains adequate garden space, ensuring the residential character of the area is preserved.

Conclusion:

This proposal for a double-storey side and rear extension is designed to meet the practical and functional needs of a multi-generational family while maintaining the character and appearance of the property. The development complies with local planning policies, building regulations, and safety standards, ensuring minimal impact on the surrounding area.