



DESIGN AND ACCESS STATEMENT

99 Copse Wood Way, HA6 2TU

Proposed single-storey rear extension and alterations to existing dwelling

Prepared by Agenda21 Architects Studio / Householder Application / 20 May 2025



Front view of existing dwelling



Existing building viewed from the garden

1. INTRODUCTION

1.1 The applicant is seeking planning permission for single storey rear extension and alterations to the existing dwelling located at 99 Copse Wood Way, HA6 2TU.

2. EXISTING SITE and SURROUNDS

2.1 The property is located in a residential area, predominantly consisting of two to three-storey dwellings with spacious front and rear gardens.

2.2 The site lies within Copse Wood Estate Area of Special Local Character.

2.3 Copse Wood Way bounds the site to the South West while nos 97 and 101 Copse Wood Way neighbour the property to the North West and South East respectively.

2.4 The existing dwelling is a two-storey building with a pitched roof, with a gable end to the front which accommodates a loft space currently used for storage. It also incorporates a conservatory on the ground floor, facing the rear garden. It sits on the boundary line with no 101 Copse Wood Way and it is set away from the boundary line with no 97 Copse Wood Way by about 1m.

2.5 The front drive has a low-level brick wall on the boundary with the public highway with a carriageway drive with access / egress areas either side. Its boundaries with the neighbouring properties are planted with medium height vegetation and green hedges.



View of the existing dwelling from the garden looking towards 101 Copse Wood Way



View of the existing dwelling from the garden looking towards 99 Copse Wood Way

2.6 To the rear of the site there is a long garden with a lawn, mature trees, plants and vegetation

2.7 The site area is approx. 1105 m², while the existing building has a ground floor GIA of approx. 135 m² and a first floor GIA of approx. 95 m².

2.8 The ground floor is accessed through a draft lobby and a small hallway that leads to the staircase to the first floor. The hallway provides access to the living room and dining room and a cloakroom is located under the main stair. The kitchen and conservatory are accessed through the dining room.

2.9 The first floor consists of four bedrooms, one of which has an en-suite, and a shared bathroom organised around the staircase landing.

2.10 The property lacks the availability of a study / bedroom at the entrance level and does not afford level access to any of its bedrooms.

3. PLANNING HISTORY

Reference	Proposal	Status	Reference	Proposal	Status
15400/APP/2009/1942	Part single, part two storey rear extension and first floor side extension [...]	Refused	15400/C/86/1052	Householder development - residential extension	Approved
15400/APP/2004/723	Raising roof height by 350mm first floor rear infill extension; [...]	No Further Action	15400/B/85/1014	Householder dev. (small extension, garage etc)	Approved
15400/APP/2004/703	Details of survey plan, removal of shrubs and tree protection in compliance with conditions 6, 7 and 8 of planning permission ref: 15400/APP/2003/2593, dated 27/01/2004 [...]	Approved	15400/APP/2021/4581	Demolition of existing house and erection of a new dwelling house	Approved
15400/APP/2003/2593	Erection of first floor infill extension [...]	Approved			
15400/F/98/0623	Erection of a rear conservatory	Approved			
15400/E/88/2133	Conversion of garage to habitable room	Withdrawn			

4. DESCRIPTION OF PROPOSALS

4.1 It is proposed that existing conservatory is demolished, and a single storey rear extension is constructed along with ground floor internal alterations. These proposals will allow the ground floor plan to accommodate a study / bedroom and well configured kitchen and dining room areas, appropriate for a home of this size. The reconfigured layout also allows for the kitchen to be accessed separately through the entrance hall.

4.2 The Gross Internal Area of the floor will be increased from approx. 135 m² to approx. 157 m². This results in an internal area increase of 22 m².

4.3 To facilitate level access from both the proposed extension and existing living room the existing terrace will be enlarged and optimised. This optimisation will create more usable outside space directly accessible from the uses on the ground floor.

4.4 In terms of appearance, the proposed extension will have a minimalist contemporary look. It will comprise of large, glazed areas with slim thermally broken aluminium frames, aiming to re-provide the sense of minimal boundaries between the indoor and outdoor spaces, facing brickwork cavity walls to match existing and a flat roof simplifying the appearance of the rear elevation.

4.5 These proposed extensions will not only optimise use of available space but also improve the appearance of the dwelling as seen from the luscious rear garden.

4.6 The first-floor layout will be retained unaltered.

4.7 Where possible, brickwork arising out of the demolition of any of the existing walls will be salvaged and re-used in the building of the rear extension. Additional reclaimed matching bricks will be used to make up any shortfall.

4.8 The proposed glazed areas will be triple glazed with high thermal efficiency and a suitable treatment to minimise solar gain.

4.9 The current proposed rear extension is smaller in size compared to the ground floor of the extant planning permission (ref: 15400/APP/2021/4581). The proposed ground floor plan shows the rear outline of the previously approved building in relation to the current proposed extensions.

4.10 As a result of this smaller size, the impact on the neighbouring property is significantly reduced compared to previously approved proposals.

4.11 A further benefit of the current proposals is that it alleviates the need to remove any of the existing trees with all the existing vegetation and surrounding trees being retained unaltered.

5. ACCESS

5.1 The current proposals do not alter existing access and parking provisions with the front forecourt being retained unaltered.

5.2 The provision of a study / bedroom on the ground floor makes it possible for the existing property to be accessible to people with limited mobility.

5.3 A shower room is also provided at the ground floor making it possible to be used in association with the study / bedroom.

5.4 Level access will be provided to the rear terraces from the proposed extensions to ensure easy access to the amenity space for any occupants with limited mobility.

6. CONCLUSION

6.1 We believe the current proposals represent an acceptable extension of the existing dwelling, allowing the dilapidated kitchen to be replaced, significantly improving the quality of the internal layout whilst futureproofing the facilities for the occupants.

6.2 The Applicant trusts the Council will support these proposals and looks forward to obtaining planning consent for these.