



Ref: 03: 010921– PL 100
27/10/21 - Rev A

06:09:21

DESIGN & ACCESS STATEMENT
264 Station Road
UB3 4AN

General Note	Flank/Rear Single storey Ground floor Extension : The application site is a Semi-detached, single family dwelling on three levels, an extended Loft, over the outrigger (ref: 34878/APP/2019/3797) and under the Larger Home Extension Prior Approval Process, single storey rear extension to the original building main rear wall and the outrigger rear wall under the Larger Homes Application process (ref: 34878/APP/2019/3804). The proposal is to form an additional (2540x1900)mm extension to the form an enlarged kitchen/dining area for the benefit of a growing nuclear and extended family. The property is on a corner plot. Also, the a glazed envelop/skylight is to be formed to further improve the natural lighting within this rear area overlooking the “L” shaped garden. <i>Also indicated is the has outrigger 4m extension already permitted under the larger homes application to allow for the access door amended to a Bifolding door on the flank and a brickwall at the rear, to match existing facing brickwork.</i>
Use	i) Continued Use as Single-Family Dwelling house on a corner plot.
Amount	The present area is 70 sqm with an additional 5sqm. <i>The Extension to the outrigger presents 10sqm, permitted under the larger homes process but presently still being constructed.</i>
Layout	The layout comprises two bedrooms on the ground floor a front access from the high street directly to all floors and a side access to the rear and the Kitchen, dining and living room.
Scale	Refer to attached drawings indicating the Elevations and additional space sizes.
Landscaping	Aside from defensible (planter bed) spaces next to the bin storage and the rear access gate, the landscaping is to remain largely as existing.
Appearance	The new extension is to have a dwarf wall matching the existing brickwork, a window and patio door as well as a glazed mono pitched roof to allow in a decent amount of natural lighting into the new enlarged area.
Access	Access to the remodelled house, is to remain, as indicated on permitted scheme, via the Ground Floor Plan, Front and side elevation.



Front of 264 Station Road



Rear/Flank of 264 Station Road