

Address: 2 Ladore Green UB10 8BQ

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Design and Access Statement

Proposal: Single storey rear extension, single storey front extension, conversion of garage to habitable use

The existing property is a detached property over two levels. The property is a single family dwelling and is located within a cul de sac. The property is not listed and is not located in a Conservation Area. The existing property is of brickwork with a rear extension of render. The dwelling benefits from a large attached garage to the side and there is a single storey front canopy (including the front of the garage), which forms a porch and car port. There is a large front garden with a driveway, which can accommodate 2 cars and there is a good sized rear garden.

The street scene is residential in character and appearance comprising similarly styled detached dwellings, some of which have already been extended with front, rear and side extensions and garage conversions. There is a lot of precedent along the road. Below are a few examples of properties which have extended to the front:



Large front extension



Large front extension, garage conversion



Large front extension, garage conversion



Large front extension, garage conversion

All new materials are to match the materials of the existing property where relevant. The proposed extension will enhance the habitable space of the property and maintain an adequate outlook and source of natural light to the property. The size of the extension is subordinate to the main dwelling and is considerate to the amenity of the neighbours. There will be no overlooking or loss of light or outlook to the neighbours. The new extension will be less than 3m high and approx. 2.37m depth from the original rear wall of the house.

The loss of the garage will not impact on the existing parking arrangements on the driveway. There is space for two vehicles at the front of the property on the driveway.

No changes are proposed to the access.