

## **Design and Access statement**

**176 High Street**

**Harlington, Hayes UB3 5DP**

Proposed single storey rear extension

### Access:

The access to the house is unchanged at street level, the house will still be fully accessible

### Layout:

The layout to the property from the road is unchanged, it does not affect the current access to the driveway or parking, it does not affect private amenity space as we have a large garden left over after extending to the rear of the property.

The ground floor will be extended to the rear, towards the back private garden, its proposed as a 5-metre rear extension, which goes beyond the permitted 4 metre for detached properties, the reason for this is to maximise the available space for the new kitchen units, providing a large kitchen, dining room, with a lounge and an extension to an existing inner room. Neighbouring houses have set backs and the impact of the extension is limited.

### Scale:

The scale of the property would be sympathetic to the scale of the existing dwelling, and surrounding extensions. The extension takes into account the councils' requirements for set in from the side boundaries. The rear extension at ground floor reflects the neighbouring extensions thus limiting any impact of our extensions to his property.

### Landscaping:

The proposed would be no effect on public or private spaces

### Appearance:

The extension would match the colours and materials of the existing property, matching render to be used, matching tiles to be used for the roof, matching doors and windows to be used.