

DESIGN & ACCESS STATEMENT



**PROPERTY:
39 HOLLYWOOD GARDENS
UB4 0DY**

SITE DESCRIPTION:

The application site comprises a two storey end of terrace dwelling house located on a skewed plot of land right at the end of a cul de sac. The property benefits from a single storey rear extension and a long garden with a side plot of land. The site adjoins a service road which goes all the way to the rear of the property.

The property is not located in a conservation area nor is a listed building. The area is predominantly residential.

The brief / amenity / overbearing / setting:

The form of the proposal originated from the need for the applicants to refurbish and gain extra space for the house by extending on the side of the existing house.

The proposal also involves demolition of existing single storey rear extension to erect a single storey rear extension.

Forms / Designs / Roofscape / Context:

The extension is designed to avoid any major impact to the immediate neighbour's by keeping the scale of development in harmony with the host dwelling.



Design / Materials / Massing / Composition:

This extension is creating an opportunity to improve, upgrade and make more efficient use of the property to provide good living standards for the occupants.

Privacy / History / Amenities / Policy:

This proposal does not disturb the privacy of the immediate resident neighbours nor overlooking and shading to their properties.

Rear extension:

The attaching neighbour at no. 37 Hollywood gardens benefits from a single storey rear extension of 4 m depth granted permission through Prior approval. Whilst the SPG allows

only 3.6m deep extension for terraced properties, it should be noted that due to the application property being an end of terrace house and the adjoining neighbour already benefits from a 4 m deep extension, a single storey rear extension of 4m wouldn't impact no. 37 nor no. 41 who is angled away from the site.

Two storey side extension:

The property is located on a skewed site with narrow frontage towards the front whilst broadening to the rear. Due to the nature of the site the ground floor and first floor extension has been set back from the site by 2 m which would make the extension subservient to the existing terraces and not create terracing effect whilst not creating any impact on no. 41 Hollywood gardens.

The first floor rear extension has been extended so as to avoid impacting the window of no. 37 Hollywood gardens whilst it will not impact the neighbour at no. 41 due to the separation distance and skewed angle of the site.



Design appraisal:

There is no question of bulkiness or any over development on site, but these alterations are actually enhancing and repairing the established pattern of development of the street scene and character of the area. All exterior materials are of similar of the existing and of the

surroundings.



Conclusion:

The extensions are designed to harmonise with the scale and architectural styles of the original building, the character of the area. To maintain continuation matching of materials, roof form proportion and window position has been maintained. This site would not result in an unacceptable increased activity and it's a type of development, which the council encourages.