

## **Proposed ground and first floor extension**

**130 Evelyn Avenue Ruislip HA4 8AQ**

### **Design and Access Statement**

#### **Description of Development:**

The property comprises of a detached dwelling house with front and rear gardens .

The property has a lean to single storey flank extension which is to be removed and a new single storey extension constructed at ground floor level with a two storey section above set in by 1metre from the boundary.

At ground floor level the existing lean to glazed conservatory at the rear is to be replaced with a flat roofed extension .

The first floor will extend across to allow the creation of a fifth bedroom and en suite facilities .

The proposed extensions will replace at ground floor level most of the existing built extensions but will add some 15.1 sq metres of new space at ground floor level and 15.3 sq metres of new accommodation at first floor level .

These proposals are shown on plan no. 1214.01 ,1214.02.

#### **Use:**

The use is as a dwelling house.No changes are proposed .

#### **Amount of Development:**

The proposed development amounts to 30.4sq metres of new accommodation .

#### **Layout:**

The proposals are fully contained within the site boundaries .

The extensions will be set back 1 metre from the western site boundary at first floor level .

#### **Scale:**

The proposals match the scale of the existing property .

#### **Landscaping:**

No alterations are planned .

#### **Appearance:**

The proposed materials are to match the existing used in the construction of the original house.

#### **Access :**

No external alterations are proposed and the site use ,routes to and from etc. remain unaltered. Parking for a minimum of three cars will be maintained on site .

**Flooding:**

From examination of the EA Flood Map (copy below) the property is confirmed as at very low risk of flooding .

