

Planning, Design and Access statement

The proposed developments is replacing of existing single storey conservatory to build a single storey rear extension.

The existing conservatory replacing by a single storey rear extension size is appropriate to the existing building and would not be enhancing of negative impact to the local amenity and will not blocking of sunlight or daylight of neighbouring adjoining dwelling house. The location of the proposed development in not visible from the main side or front elevations even the dwellinghouse is situated in a Conner plot of land. The proposed single storey extension is subordinate and proposing to match the existing external features of brick wall and tile roof of the existing dwellinghouse (DMHB 11 of part2 of Development Management Policies - 2015).

The proposed rear extension building appearance is subservient form compare with the original building and will match the existing appearance of brick wall, windows and doors (A of DMHD1 of part2 of Development Management Policies -2015).

The proposed rear extension is extended beyond the rear wall line of the original dwellinghouse by 4.0m in depth and reduce by 12mm from the originally approved depth for conservatory and enlarge width up to 4.092(<5m), height of ridge line 3.395m will not exceed more than 3.40m and height to the eave level from ground level is 2.460m (B(ii) of DMHD1 of part2 of Development Management policies - 2015).

The proposed width of the extension after development will not exceed more than half of the width of original dwellinghouse(C(i) of DMHD1 of part 2 of Development Management Policies -2015).

As result of the proposed development the total area ground covered by building with in the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage after excluding the ground area of the original dwellinghouse.

The enlargement part of the proposed rear extension with in the boundary of the curtilage of the dwellinghouse the height of the eaves of the enlarge part is 2.46m (<3.0m).

The proposed single storey rear extension of the dwellinghouse single storey rear extension beyond a wall forming a side elevation of the original dwelling house, therefore enlargement part of the extension the maximum height will not exceed 4m in height and the proposed extension width is 4.092m (< 8.206m/2) less than the half the width of the original dwelling house.

All the new drainage are connecting to the existing system. otherwise planning to use a new soakaway in the rear garden in appropriate to BRE364 code of practice and building regulations.

There are no change to existing parking or reduction of parking access to the property.

There are no trees near by the development could cause of development.

There is no risk of increasing of flooding as result of development and not subjected to risk of natural flooding.

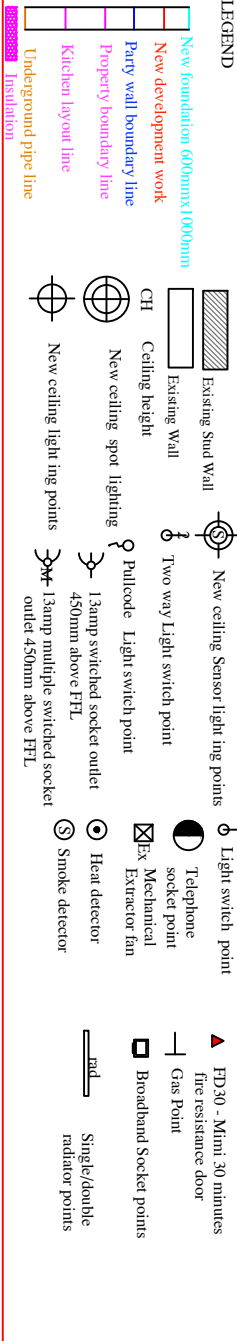
A complete CIL form and the location & block plans for are attached as part of planning validation procedures,

The development site is not a conservation area or building is not a listed building or not situated near by the national beauty and amenity of the countryside.

Client will be responsible for party wall Act, 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations. All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.

All cavities must be filled upto ground level, all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to preparation ordering of materials and commencement of work. Dimension must not be scaled from the drawings.

All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. operable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with twin – motorised electric extractor fan connected to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.



Site 8 Ravenswood park
Northwood
HA6 3PK

Job Title
Erection of a single storey rear extension followed by demolition of a existing conservatory

Drawn by: SLJCS Design
Date: 24 March 2021
Drawing No: SLJCS/8 RP/2020-PD-4
Scale: 1:100 in A3
Revision: A