

DESIGN AND ACCESS STATEMENT FOR THE SINGLE STOREY REAR EXTENSION AT 32, CLYFFORD ROAD, RUISLIP, HA4 6PS.

Introduction

This design and access statement accompanies the planning submission for the single storey rear extension for the above property. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The existing property is an end terrace two storey house located in a mainly residential area consisting of two bedrooms and bathroom on the First Floor and sitting / dining room and kitchen at Ground floor.

There is a front parking area for two cars with a shared access to the rear garden with the adjoining owner of no. 30 and a rear garden with additional access from the rear service road. The existing house is in a good condition with u-pvc windows with double glazed units and rendered elevations painted with the pitch roof finished with tiles.

The proposed scheme consists of extending the existing house with a single storey rear extension up to 4.2m (to match neighbouring extension building line) to provide a new kitchen, an extra bedroom to facilitate the single family residence. In addition it is proposed to remove the existing Kitchen and convert part of the existing kitchen into a shower and a toilet with a small window glazed with obscured glazing facing the shared garden alley way.

The proposed elevations of the single storey rear extension will be rendered with smooth rendering and painted with white masonry paint to match existing. The new roof of the proposed extension will be flat roof and finished with three layers of roofing felt and incorporate one roof light.



Application site