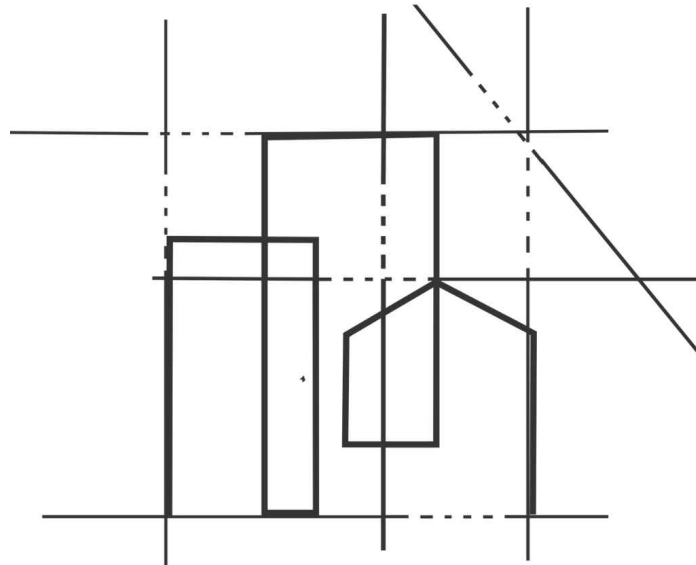


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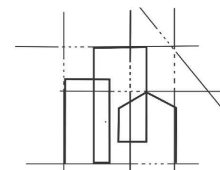
PROJECT

212 Aylsham Drive



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CONSTRUCTION



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# Design & Access Statement - Rear Extension

## 1. Introduction

This statement supports a planning application under Permitted Development Rights for a single-storey rear extension. The proposal provides additional living space while respecting the scale, character, and amenity of the existing dwelling and neighbouring properties.

## 2. Site Context and Analysis

The property is a two-storey end-of-terrace house in a residential area. The rear garden is sufficient to accommodate a 3 m single-storey extension without affecting neighbouring properties.

### Key considerations:

End-of-terrace location provides unobstructed side access for construction.  
Surrounding properties have similar rear extensions, showing compatibility with local character.  
No conservation area or listed building restrictions apply.

## 3. Design Proposal

### Form and Scale:

Single-storey rear extension, projecting 3 m from the existing rear wall.  
Pitched roof rising from ground floor level to a maximum height of up to 4m.  
Roof pitch designed to harmonise with existing property and minimise visual impact on neighbours.

### Materials:

Walls: Facing brick to match existing.  
Roof: Pitched with tiles matching existing roof.  
Windows and doors: uPVC/aluminium matching existing.

### Access:

Existing access arrangements remain unchanged.  
Internal access via existing living space, maintaining functional flow.

### Sustainability:

Designed to comply with current building regulations for energy efficiency.  
Rear glazing maximises natural daylight.  
Potential for water-efficient fixtures and energy-saving measures incorporated.

## 4. Impact on Neighbours

The development is fully within Permitted Development limits.  
Rear projection compatible with neighbouring properties, with no overbearing impact.

## 5. Planning Compliance

The proposal complies with:  
Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).  
Does not exceed 50% of the garden area.  
Meets height restrictions and boundary distances for single-storey pitched roof extensions.

## 6. Conclusion

The proposed 3 m rear extension with a pitched roof provides functional additional living space while maintaining the character and scale of the existing dwelling. Materials and roof design are sympathetic to the existing property, access arrangements remain unchanged, and the development falls entirely within Permitted Development rights.

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STAGE TITLE : Planning

DRAWING SCALE : @ A3

DRAWING REF : DA1

REV : 00

DRAWING TITLE : Design & Access Statement

DATE : 2026.03.10

PROJECT REF : TPS - 1023 - 212 Aylsham Drive

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