

# DESIGN & ACCESS STATEMENT

Prepared in support of a planning application submission September 2021

**Proposed Extension, Rear of 8 The Green, Whitehaven, Cumbria;  
for Mr Ahad**

## **USE**

The existing property at 8 The Green, Whitehaven, Cumbria is a private semi-detached property, with good proportioned gardens to the front and rear elevations.

## **AMOUNT**

The extension to the rear/front will have a total ground and first floor area of 38m<sup>2</sup>

## **LAYOUT**

See above

## **SCALE**

The proposed development is designed to be in keeping with the existing semi-detached properties which have also been extended to various schemes. Although it is a small addition to the rear, the scale and proportion have been carefully considered in relation to the existing house and its relationship with its surroundings. The existing property is located on a large plot and the extension is aligned to the existing properties elevations, not encroaching on adjacent properties.

## **LANDSCAPING**

No major landscaping is envisaged as a result of the proposed development.

## **APPEARANCE**

The proposed extension has been designed to be sympathetic to the character and proportions of the existing property.

Window openings are positioned to take advantage of natural daylight and to allow the house to have an interior flow, yet not intrusive to neighbours.

All proposed wall finishes, roofing materials and windows have been carefully chosen to be in keeping with this and adjacent properties.

## **ACCESS**

Existing pedestrian access to the rear cartilage, is to be maintained. It is envisaged that this arrangement would be of no further detriment to the existing situation.

There is sufficient off-street vehicle parking in excess of what would be currently required for a property of the current/extended size.

Pedestrian access to the dwelling is reasonably level.