DESIGN and ACCESS STATEMENT

For proposed ground floor bedroom Extension to 64 Hinckley Road, Stoke Golding. CV13 6DZ

The applicants aim is to extend the current second bedroom of the bungalow and add an ensuite shower room.

The property is set back significantly from the public highway with a single detached garage projecting in front of the main wall of the bungalow. To the side boundaries there are high hedges and fences which preserve privacy by preventing lateral views from neighbours.

The proposal is to build a small single storey extension to the front of the property which is no further forward than the existing garage. This would provide sufficient floor area to create an ensuite shower room along with additional space in the bedroom to make movement comfortable.

The extension would take a simple form of a pitched roof over the extended area and then to run this roof into the existing roof.

Materials employed would match existing. New windows would take there fenestration proportions from the existing.

The applicant wishes to maximise natural light in the bedroom and ensuite by utilising as large a window and roof windows as practically possible.

The proposed extension does not conflict with vehicle or pedestrian movement on the site.

ECOLOGICAL STATEMENT

The applicant confirms that he has no experience of bats or birds nesting or rousting in the existing building and has not seen any newts in the garden.

The contractor once work commences will progress in a manner that if there are animals in the building they are not unduly disturbed. If animals are found he will seek advice as to an appropriate course of action.