CARTWRIGHT
ARCHITECTURAL & PLANNING SERVICES

2 Hillcrest Avenue,
Holmes Chapel,
Cheshire.
CW4 7DU.

Design and Access statement for 2 Storey Extension of 2 Armadale Close Hinckley.

The applicants wish to extend their property and avoid loosing the amenity area of their rear garden.

This has been achieved providing the extension of the side of the property where there is more than sufficient room to accommodate their needs.

The extension does not extend past the front building line, however it is within one metre of the side boundary and is two storey, therefore planning permission is required.

There is a slight reduction of driveway on the side of the property but there remains more than sufficient parking at the front of the dwelling for 2 to 3 parking spaces. It is no closer to the Highway. Access to the property is via the existing front door.

As shown on the block plan minimum over looking distances are maintained and also privacy of adjacent dwellings is unaffected as there are no side windows in the extension above 2.1 metres. The secondary ground floor window will be obscure glazed and is purely there to provide additional natural light to the breakfast area. In fact there would a slight improvement or privacy here as the existing first floor landing window will be no longer be required.

23rd June 2011

REF. D & A 23.6.2011

STROMA CERTIFIED CODE ASSESSOR

We are accredited assessors of the
"Code for Sustainable Homes"
Membership reference STRO 004461

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