

SJF Planning & Design Service

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DESIGN & ACCESS STATEMENT

Issue2

For

**Braybrook
The Green
Marston
SN10 5SW**



Proposed Two storey rear extension & new vehicle access

Purpose of the development

To renovate the existing building and extend to provide space for a family. Also to provide access to the property.

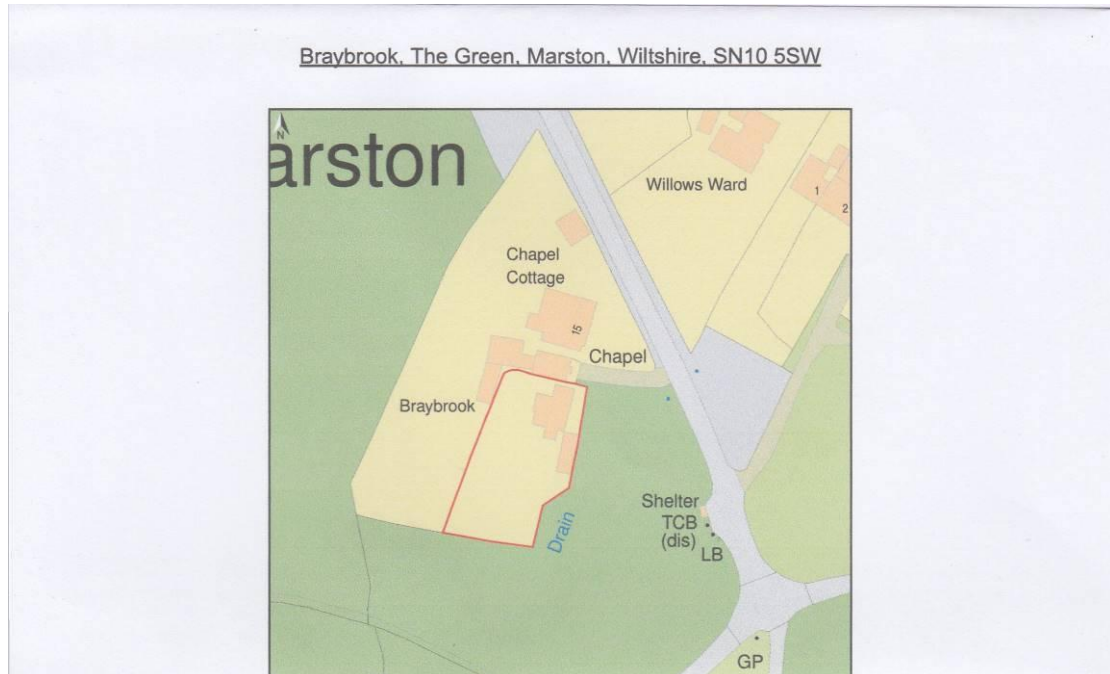
Site history

K/58639/TR2 Work on trees

14/07408/TCA To fell Leylandii trees.

The Site

The site is found to the south of the village between the Plough Lane and Goose Street cross roads and the Methodists Chapel.



Part Existing Rear Elevation



Part Existing Rear Elevation



Part Existing Rear Elevation

Design

The external materials will match those of the existing house. The roof pitch is the same as the existing house so the gables will look the same. The extension is quite large though in keeping with most of the nearby properties which have also been extended to similar proportions.

Maintaining the Site Character

The proposed materials match those already used for the existing house. So will not look out of place.

Effect on other properties and people

The nearest dwelling is Chapel Cottage to the north beyond the Methodist Chapel. The west & south boundaries have indigenous mature hedges & trees so will obscure the rear & end elevations. So the changes will have no effect on the surrounding properties and their owners.

Overlooking and privacy

The only window that would over look another property is Bedroom 2 This would overlook the Methodist Chapel. This is used once a week Sunday evenings.

Landscaping and boundary features

The only change is the removal of a Silver Birch Tree. Other than that there are no planned changes to the boundaries.

The Green over which the proposed new vehicle access will pass.

