Design and Access Statement
Proposed First Floor Extension
Ladywells, Coombes Road, Coombes.

Amount of development

The application seeks full permission for the construction of a first floor extension at the above property (a detached house) which is situated on the west side of Coombes Road. It lies within the South Downs National Park.

Layout

The proposal will provide an en-suite bathroom with access through an existing bedroom.
The general layout of the existing accommodation at ground floor level will remain unchanged.
The proposal is remote from any other property, therefore there will be no overlooking issues.

Scale

The proposed extension will part cover an existing ground floor attached garage at the same height and depth as the existing roof. It will be subservient in scale to the existing property.

Landscaping

The property is on a large site and the proposal will have no adverse visual effect on the property or the quality of its land and garden.

Appearance

The extension will continue the existing roof style at the front and include a small dormer to match the two existing dormers on the front elevation.]
The rear and side walls will continue the existing style of cladding of the property and is not visible from the front of the property
As such, the extension will blend in well with the existing property and will enhance its appearance.

Use

The property is a single dwelling which will remain unchanged.

Access

Access to and from the property will be unaffected.