**DESIGN AND ACCESS STATEMENT**

**The site**

The site is a 2-bedroom semi-detached house, located on Lyme Street. The area surrounding the site is predominantly occupied by private residential dwelling. Few houses in the vicinity, from the 10 no. houses ( grade 2 listed Buildings) have rear extensions.

**Proposed Development and design:**

The proposal is for rear extension at lower ground floor level to create a larger & open plan living area.

**The proposal here is very similar to the already approved scheme at no. 5 Lyme street ( planning reference : 2019/3461/P and 2019/2922/L**

**Amount**

The extension will add approx. 10.75 sqmts ( net) . This is considered to be a very modest addition.

**Appearance**

The building will retain its existing character and appearance by using the material for proposed extension to match the existing as close as possible. The proposed doors / windows will match the existing style and where possible any removed window will be use for proposed extension (subject to building control approval).

This application proposal will have no effect on front of the main building.

The extension will be of the same height as the current part extension at the lower ground floor level.

Symmetry of the rear additions at lower ground level will not affect the character of the pair of semis since no. 1 already has a conservatory at lower ground floor level. The proposal will therefore have a negligible effect on immediate neighbouring property at no. 1 since the extension is mainly beyond the existing single storey part rear extension.

The extension will not be visible from the mains street since it only proposed to behind the original dwelling at lower ground floor level as well as sent in from main flank wall by 500mm.

**Internal alterations**

No major internal alterations are proposed apart from removal of section of original rear load bearing wall to create open plan setting with rear extension. Other elements proposed to remove is the flank wall of existing rear extension. This is mainly to merge both existing and proposed extensions.

**Access**

The proposal does not make any material change to the accessibility of the building, internally and externally. The proposed work area is entirely on one level and is accessible side stair access along the side of the building as well from internal staircase from upper ground floor level.

**Privacy**

The proposal doesn’t affect the privacy of no. 1 Lyme Street in any way. As for no. 3, the extension is sent in from the boundary by more than 3.0 mts. No new windows are proposed on flank wall of the proposed extension.