

Design and Access Statement

This is a fresh application for a previously consented planning proposal for an extension to No.8 Regal Lane involving substantiating the existing car port and providing an additional bedroom above with no change to the access from Regal Lane and no change in the existing parking arrangements.

The extension will be carried out using, as near as possible, identical brickwork and fenestration and will be within the curtilage of the building which is a two storey semi-detached mews house with roof garden and with a high boundary wall within a metre at the rear.

There are no issues with overlooking and the extent of the development will increase the accommodation area by 16.1 sq. metres (from 73. 9 sq. metres to 90 sq. meters). The new accommodation will be accessed internally only and the plans are enclosed which have not changed since the previous consent.

Regal Lane is a private road capable of providing access for the builder's trucks for materials and scaffolding and will not obstruct the road in any way.

Roger Randall-Cutler

17th March 2015