

Design and Access Statement

Property Address - 33 Suttons Avenue, Hornchurch,
Essex, RM12 4NP

Written by Applicant – Joe Tizard

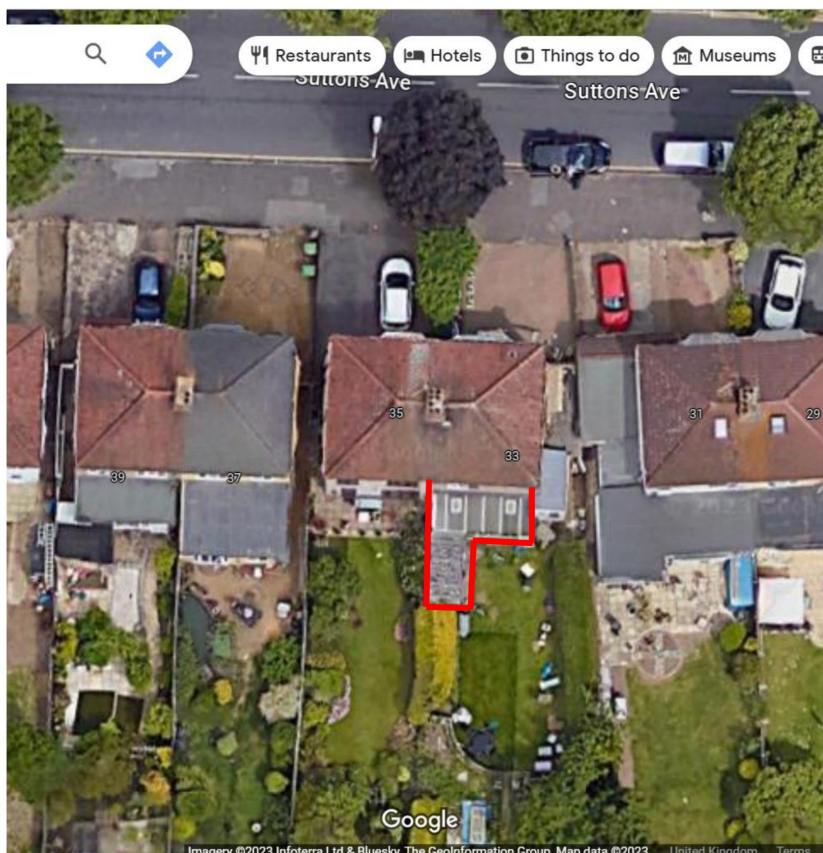
Introduction

This design and access statement is written to evidence that a 6m extension will have minimal impact on the adjoining property due to pre-existing outbuildings being in the location of the proposed extensions.

This D&A statement is to be read in conjunction with drawings submitted as part of the planning application

Photographic Evidence

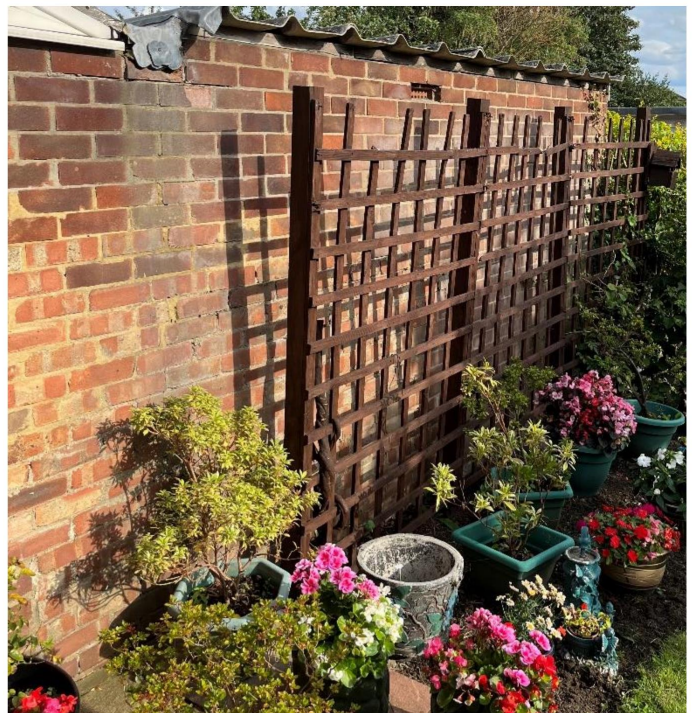
The image below shows the pre-existing outbuildings, outlined in red, which are along the boundary line between 33 Suttons Avenue and the adjoining property – 35 Suttons Avenue



The outbuildings protrude 6.2m from the rear of the original house and currently forms the boundary line between the 2 properties.

The new extension will be set 300mm in from the boundary line and a new fence will be erected. Thus reducing the impact on the neighbouring property as the roofline and external wall of the proposed extension will be further away from the patio doors and be less imposing.

The below images shows the view of the existing outbuildings from the garden of the adjoining property.



The height of the existing out buildings vary from 2.8m – 2.16m the height of the single storey extension will be approximately 2.8m at the highest point sloping down to 2.7m at the lowest point. The height difference between the existing buildings and the proposed is minimal. Due to the extension being set back from the boundary, this will minimise the impact of the adjoining property.