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DESIGN AND ACCESS STATEMENT

Proposed Extension to 11 St Anselm Place, St Neots.

INTRODUCTION

The proposal is to construct a single storey extension to the side / rear to provide additional family living space.

AMOUNT

There will be a net increase of 32m² to the existing footprint.

LAYOUT

The layout of the existing building associated with this application will remain largely unchanged.

SCALE

The scale of the proposal is in keeping with the proportions of the existing elevations. There is minimal impact on the neighbouring property.

LANDSCAPING

There is no existing landscaping where the proposed extension is sited and as the extension is sited in the rear garden of the property, no new landscaping is deemed necessary.

APPEARANCE

It is the intension to ensure that the proposal is harmonious and respects the design of the existing façades.

ACCESS

The existing drop kerb vehicular access is to be altered to accommodate the proposals. As the highway is not a classified road, planning permission is not required. However CCC have approved the repositioned access and there is an email confirming this (Reference: 485646/648131745).