

**PROPOSED FIRST FLOOR SIDE EXTENSION OVER GARAGE
& REAR SINGLE STOREY EXTENSION
1 ARMSTRONGS CLOSE, WESTON, SPALDING PE12 6JG
for Mr & Mrs G. Little**

PLANNING DESIGN & ACCESS STATEMENT



1. INTRODUCTION

- 1 Armstrongs Close, Weston, Spalding PE12 6JG is a two storey detached dwelling with a double garage to the side and a conservatory to the rear
- This Planning Application relates to:
 - The construction of a First Floor Side Extension over the double garage
 - A Single Storey Extension to the rear

2. DESIGN

- Other than the provision of the an outside door to the Utility, double doors in lieu of a window between the Lounge / Conservatory and a new access doorway into the F.F. extension, the existing building is unaltered
- The F.F. Extension provides a new Master Bedroom with Ensuite and Wardrobe facilities over the existing garage
- The Single Storey rear extension provides a Sun Room
- The proposal does not increase the occupancy of the dwelling

- The materials used in the extension will match the existing:
 - Roofs - brown concrete interlocking tiles
 - Walls - red brick
 - Windows - double-glazed white UPVC with integral sills
 - Doors - double-glazed white UPVC
 - Fascias / Soffits - white UPVC
 - Rainwater Goods - white UPVC

3. ACCESS

- The current vehicular entrance into the site from the highway is unchanged
- There is provision within the site for four vehicles, 2No. in garage + 2No. on drive
- The amount of traffic entering and egressing from the site is unchanged
- No vehicular or pedestrian accesses, rights of way etc. are affected by the works

4. NOTE

- The proposal is similar Planning Approval Reference H22-0661-15 relating to the neighbouring property No. 5 Armstrongs Close

Neil Johnson

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for Neil Johnson Associates

Our Ref: NJ/20/56
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