

Access Statement for 52, Mill Hayes Road, Biddulph, Stoke on Trent, ST8 7BU

Applicant and owner: Paul & Joan Hodgkinson

Description of existing property/site:

It is a 2 bedroomed bungalow with 1 bathroom, detached and in need of modernisation. The façade is red brick. The roof is an Apex roof of tile construction. The front windows and door have been replaced to Double glazed UPVC windows bringing them up to today's current standards.

The property is accessed by a front drive with front off road parking. The driveway extends to the rear leading to a single-story garage with flat roof.

The rear garden is laid to lawn with shrubs. The rear elevation consists of a bedroom, bathroom and kitchen windows, all of which are wooden windows in need of replacing to today's current standards.

The rear elevation has a single skin utility with wooden window and wooden single glazed door. The roof of the utility is tiled and is less than 10 degrees pitch.

Design principle and explanation of proposed extension:

Demolish the existing utility and replace with full width extension protruding 3.2m from remaining rear elevation. This extension will increase the kitchen living space in keeping with modern standards and allow for a third bedroom to be added.

The intended use of the proposed development is to increase living space and allow for an additional bedroom for grandchildren.

The layout is designed to include bi-fold doors in the kitchen to allow easier access to the garden. These doors face the rear garden only. I have been careful not to extend beyond next door's existing extension.

- The rear extension will be solely used as part of the living space of the residents to fully maintain its status as a dwelling.
- The ground coverage of the building combined with the addition of the rear extension would not exceed 50% of the total curtilage of the dwellinghouse.
- Neither the height of the roof or the eaves of the single storey extension would exceed the maximum roof or eaves heights of the existing dwellinghouse.
- The extension would not be constructed on the principal elevation of the dwelling, nor would it front the highway.
- The enlarged part of the dwellinghouse does not have more than a single storey.
- The proposed extension would not include the addition of any new ornamentation features such as a veranda, microwave antenna, a chimney or flue.
- The proposed development would be constructed from materials which would harmonise with the existing colours, textures and materials of the dwellinghouse, all proposed materials are set to be of a similar appearance to those used in the construction of the existing dwelling.