# DESIGN AND ACCESS STATEMENT

## FLAT 3, WYEVERN, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PT

### SE09/0690/F

The accommodation at the moment provides a bedroom in the basement with a sitting room, kitchen and bathroom on the ground floor; an arrangement that the tenant of twenty years is finding increasingly unsatisfactory. It is therefore proposed to extend the single storey element to provide all accommodation at ground floor level. The basement will be taken out of use and the re-organised flat will remain one bedroomed. Dispensing with a staircase will make life much easier for the tenant and will broaden the scope of the accommodation.

The proposal is similar to plans approved in 1991 but without the garages. That consent was not implemented. It is also considerably lower than a scheme which was recommended for approval in 2006 but refused by committee. The current proposal will not have an adverse impact on the amenity of neighbours and leaves ample space to accommodate storage for bins, cycle parking and parking for two cars if required. The proposal includes a thorough overhaul of the parking area which is accessed from Chapel Road. This will include removing the overgrown Leylandii hedge, new 1.8 metre high closeboard fences as shown on the enclosed plans and resurfacing with either tarmac or block paviours. This will result in parking for six cars, i.e. two spaces for each of the three flats. Flat 3 has an existing, established, vehicular right of access onto Chapel Road which as a dead-end road affords safe manoeuvring for cars. However, since this application only seeks to bring the standard of accommodation into line with 21st century living yet retaining the existing status at one bedroomed, parking requirements are unchanged.

Access to the property from either Walford Road or Chapel Road will remain unchanged and the new entrance door to Flat 3 will be of sufficient width to provide disabled access.

Therefore, I believe that the proposal accords fully with your UDP (H16, H17 and H18) and with your design guide.