

SE07/1976/F

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Extension to The Glen
Ashfield Park Avenue
Ross-on-Wye

DESIGN AND ACCESS STATEMENT

The Glen, Ashfield Park Avenue, is one of a pair of 1950's semi-detached houses on a private road. The Glen has a recently constructed single storey rear extension, 5400mm wide and 3200mm deep, forming a kitchen / dining room.

The proposal is to construct a first floor extension over the kitchen dining room, to the same plan dimensions, to accommodate an extension to a bedroom [which will be reduced in size in order to accommodate stairs giving access to a proposed attic conversion] and an extension to a small bathroom.

Because it is on the south of its semi-detached neighbour [Woodcroft] the proposed extension will, at certain times of the day, cut off direct sunlight to the rear of Woodcroft. The applicant has discussed the proposal with the owner of Woodcroft who has not raised an objection to the scheme.

The materials will match the existing, except that special attention will be paid to the guttering. The existing gutter is a built in masonry gutter which will be severed by the extension. Care will be taken to ensure that the efficiency and working of the existing gutters are not impaired, and the new guttering will be manufactured, probably in aluminium, to replicate the profile of the existing gutter.

As the proposed works are at first floor level, they will have no effect on access to and around the property.

1. The Glen, Ashfield Park Avenue, Ross-on-Wye, Herefordshire, HR9 2LJ.
2. The proposed extension is a first floor extension over the kitchen dining room, to the same plan dimensions, to accommodate an extension to a bedroom [which will be reduced in size in order to accommodate stairs giving access to a proposed attic conversion] and an extension to a small bathroom.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
21 JUN 2007
To: _____
Ack'd: _____