

**Planning Department**

Date. 12.06.2024

Plan No. AR-24612

# DESIGN AND ACCESS STATEMENT

**SITE ADDRESS: 52 ARLINGTON ROAD, TEDDINGTON, TW11 8NJ**

## **Current Proposal**

Demolition of Existing Shed and Small Rear Extension and Side,  
Erection of Ground floor Wrap Around extension **3.5m to Ridge and 2.2m to Eaves**

The current proposed development is a ground floor wrap around extension to the outrigger of the house. The site has sufficient running drainage and will not require new water courses. The proposal has a minimal impact on the neighboring properties and is in keeping the style of the existing mother building and is similar in design and proportion to immediate Neighbouring properties. The layout of the proposal is designed to enhance the internal experience of the household and improve living conditions.

The proposal does not negatively impact or infringe in the rights of the Neighbouring properties.

Nr. 50 Arlington Road has expressed intention to submit an application for this very same extension design to mimic number 52 Arlington Road

## **Site Description**

The site is currently a mid-terrace 3-bedroom house with a rear garden and a small front garden area.

## **IMPACT**

### **Character of the Area/Amenity**

The proposed extension has been designed to maintain uniformity with the parent building and is in full compliance with the constraints set by the local authority. The rear and side elevations are sympathetic to the appearance of the parent building therefore ensuring a satisfactory standard of external appearance.

Similar extensions prevail in the area.

Immediate sites within the proximity of the property are Nr 48, 46, 44, 42 and so on. Please see image on page 2 of this document. The proposed development is not incongruous. It is not considered that the proposed development would introduce overlooking or loss of privacy for adjacent and adjoining properties to the side or rear of the building. It is not considered that it would cause any significant reduction to the amenity of the property.

### **Car Parking**

The proposed development would not be detrimental to the parking facility of the area.

### **Design Issues**

The scale and proportion of the existing property and surrounding urban landscape is retained. The design of the extension is in keeping the style of the parent building and would not stand out inconsistently to the existing prevailing extension as mentioned above.

### **Materials and Dimensions**

Dimensions are specified in the attached drawings.

Materials to be used for all the extension have been specified to match the existing elevations.

### **Noise**

No Implications

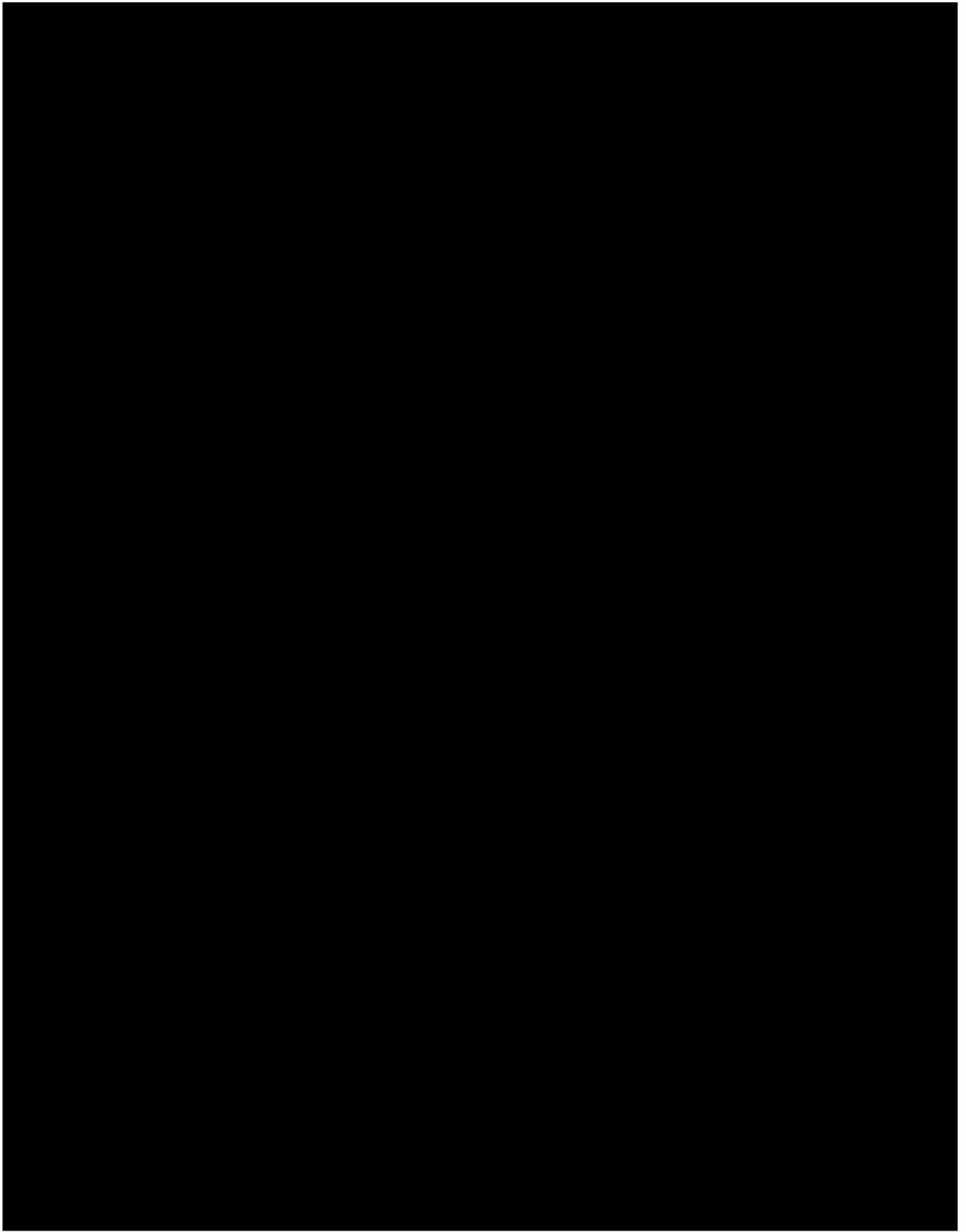


IMAGE OF REAR OF PROPERTY SHOWING MENTIONED PREVAILLING EXTENSIONS

REAR ELEVATION OF 52 ARLINGTON ROAD