

# Howard J Wroot

## Chartered Surveyor

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North Lincolnshire Council  
Development Control  
Church Square House  
30-40 High Street  
Scunthorpe  
DN15 6NL

Date: 22 October 2019

Your Ref:  
Our Ref:

Dear Sir,

**Proposal:** Erect first floor extension at  
**Site Location:** 7 Graizelound Fields Road, Haxey, Doncaster, DN9 2LN.  
**Application ref:**  
**Applicant:** Mr & Mrs Philip Coggon.

## DESIGN AND ACCESS STATEMENT

### 1.0 DESIGN

- 1.1 This application is for the erection of a first floor extension over an existing ground floor Bedroom the bedroom will then be used as a sitting room.
- 1.2 The extension serves two purposes to firstly provide an additional sitting room to the bungalow and allow for the provision of an En-suite Shower/WC, whilst only losing one small bedroom.
- 1.3 It is my client's personal family requirements that Bedroom, Sitting Area and separate Bathroom be provided as accommodation for a teenage child.



1.4 Bricks and tiles will be carefully chosen to match existing see below- in this respect many of the existing roof tiles will be retained and re-used.

#### Existing Bricks



#### Tiles



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Company Number 6586509

## 2.0 ACCESS

2.1 Vehicular access will not change.

## 3.0 LANDSCAPING

3.1 No additional landscaping measures are considered necessary.

## 4.0 FLOOD RISK ASSESSMENT

4.1 A FRA is not required for this minor development.

## EXISTING REAR ELEVATION



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