



DESIGN & ACCESS STATEMENT - November 2025

104 Whinbush Road, Hitchen, SG5 1PN

PROPOSED FRONT & REAR EXTENSIONS AND CONVERSION OF BARN.

This Planning submission illustrates a proposed residential extension scheme.

The house hasn't been updated for several decades and is in need of modernising, the new owners intend to upgrade the accommodation to meet modern standards while extending the house to meet their needs for a growing family.

FRONT EXTENSION

The new owners propose to replace the front brick porch with a larger two storey front extension providing an improved Entrance Hall and larger Bedroom above, it has been designed with a hipped roof to blend into the existing main hipped roof, with matching roof tiles.

REAR EXTENSION

The larger rear extension has been designed to minimize any impact on neighbours. The proposed ground floor will be extended by 6m across the full width of the house, providing an open-plan Kitchen/Dining Area opening onto the large rear garden.

The part of the extension forming the Dining Area will be created with a flat parapet roof/wall with a stone capping with a large lantern roof light.

At 1st floor it is proposed that the a gabled, Master Bedroom is formed above the Kitchen with a Juliet balcony.

BRICK BARN

The large brick barn at the rear of the plot is in need of some remedial structural work to the long Eastern elevation, as part of the work, the new owners would like to upgrade the Barn into a Games Room and Gym and replacing the large existing steel workshop doors with new bi-folding doors at ground floor level and a fixed glazed gable widow above.

FINISHES

It is proposed that both the new front and rear extensions are built with a 'mixed red' brick similar to the brick of the neighbouring house at no.106, while the existing brickwork will be finished a 'light stone' coloured monocouche render, providing a clear contrast between new and old.

It is proposed that all existing windows and doors will be replaced with dark grey aluminium and Upvc doors and windows.

EXTERNAL WORKS

It is proposed that the existing brick boundary wall to the front and part side of the front garden will be replaced with a new wall/railing to a maximum height of 1m.

A new full-height pair of gates will be installed to the side of the rear extension to provide access and security to the rear garden, the space in front will form a generous driveway accommodating 3 vehicles, 2 more than the current driveway.

Within the rear garden, the large concrete drive providing access to the brick barn to the rear will be removed and changed into a larger area of lawn and planting.

There is a large Leylandi tree which dominates the garden, the tree is not protected, the new owners intend to remove the tree allowing them to create a new landscaping scheme with more low-level shrubs and plants.



Existing front view of House



Existing Rear view of House



Existing Rear Garden



Existing Brick Barn