

77 Binley Close Shirley, Solihull B90 2RB



Revision --

Design and Access Statement

The Site

Binley Close in Shirley is within the Shirley South ward / electoral division, which is in the constituency of Solihull West and Shirley.



Binley Close consists predominantly of detached and semi-detached two storey houses. Most are family homes which are owned outright.

The immediate area contains two storey terraced homes and semi-detached bungalows.

77 Binley Close is located at the end of a quiet residential road that has no through access for vehicles.

The properties either side are detached homes.

Outside there is an enclosed rear garden and off road parking to the front of the property.

To the rear of the property is green, open space.

The Proposed Works

The property is in excellent condition but a growing family has led to a need for extra space.

The applicants have strong, long-standing ties to the surrounding community. They are seeking to create a long-term family home within the area and intend to remain part of the community for the foreseeable future.

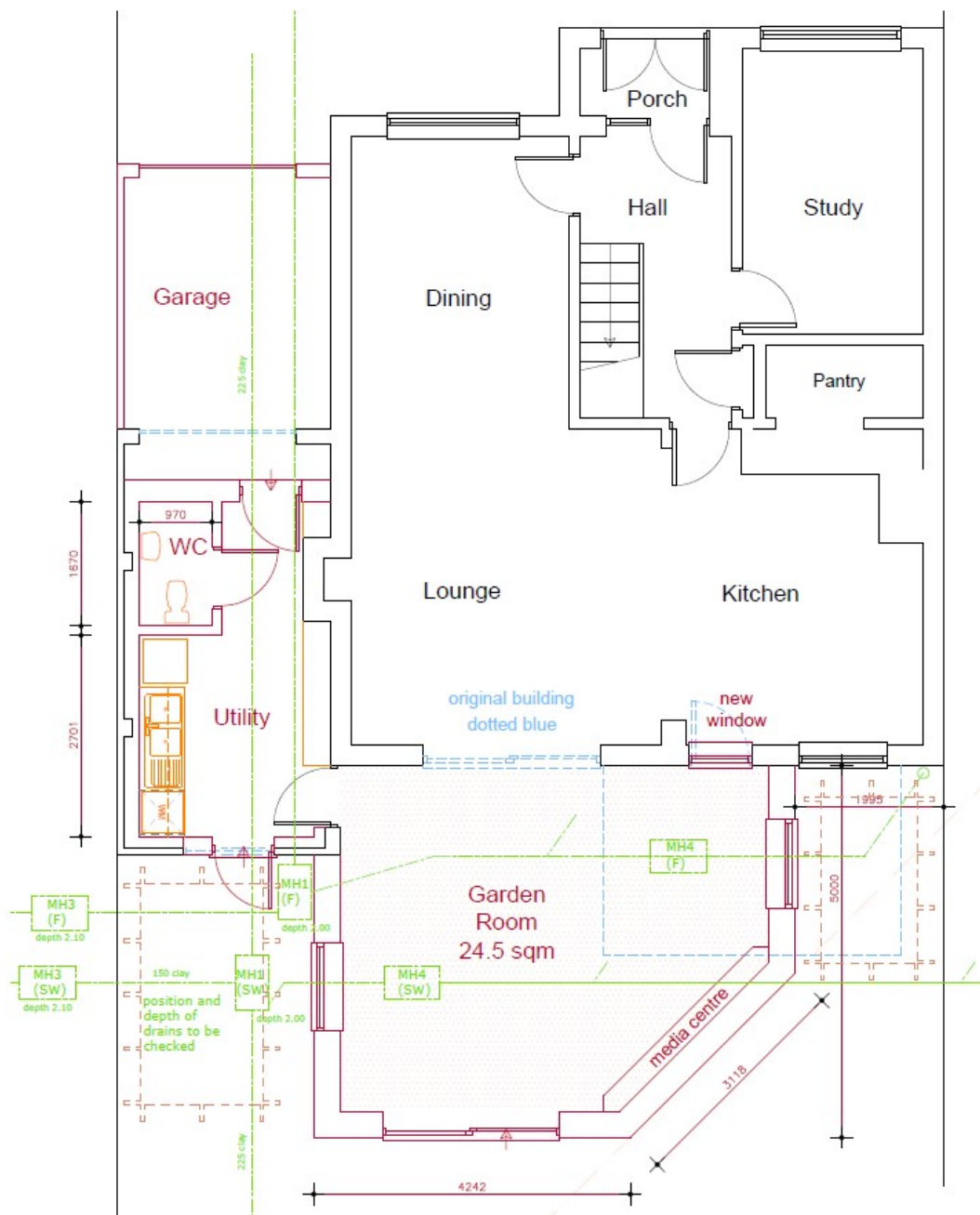
The proposed renovation and extension are driven by the need to provide sufficient space to support future family life. The ability to adapt and extend the existing property would enable the applicants to remain within the area, maintaining close proximity to established family and social networks, rather than relocating elsewhere.

The design approach has been carefully considered to ensure that the proposed works are in keeping with the character of the street scene. The scale, form and appearance of the development reflect the pattern of neighbouring properties, many of which have already been extended or improved, with the intention of enhancing the overall aesthetic of the property in a manner that is sympathetic to its surroundings.

Alterations can be summarised as follows:

- Single storey rear extension to create a Garden Room.
- Single storey side extension to reposition the existing Garage.
- Conversion of existing Garage to create a Utility Room and WC.
- Removal of existing rear Utility Room and WC.
- Removal of existing rear sliding doors and kitchen door and replacement of existing Garage window with new door.
- New solar panel installation.
- Open timber pergolas either side of rear extension.

'The Proposed Works' continued



Proposed Ground Floor Plan

Single storey rear extension to create a Garden Room.

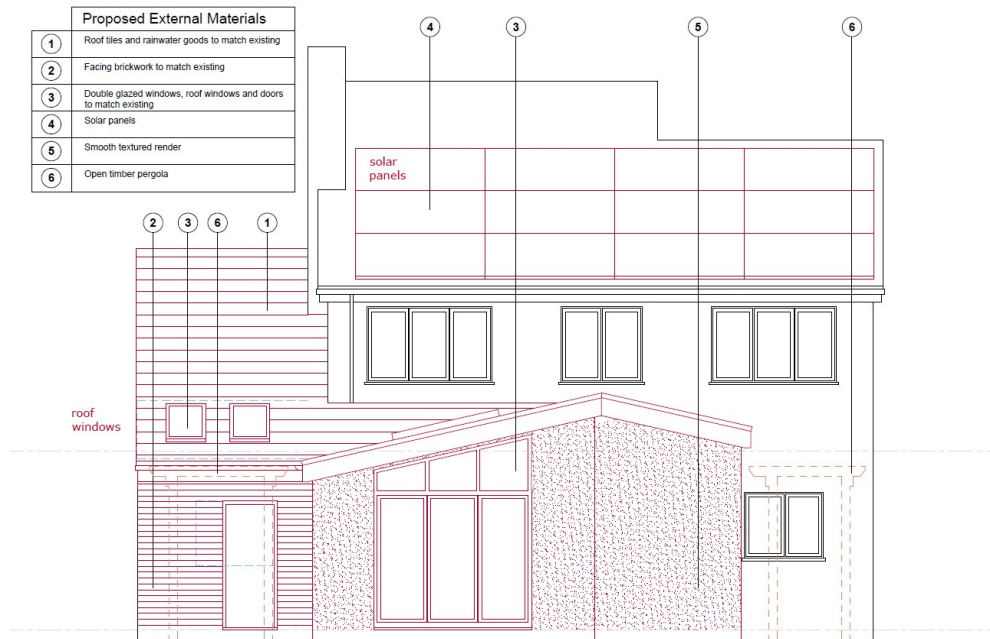
Single storey side extension to reposition the existing Garage.

Conversion of existing Garage to create a Utility Room and WC.

Removal of existing rear Utility Room and WC.

Removal of existing rear sliding doors and kitchen door and replacement of existing Garage window with new door.

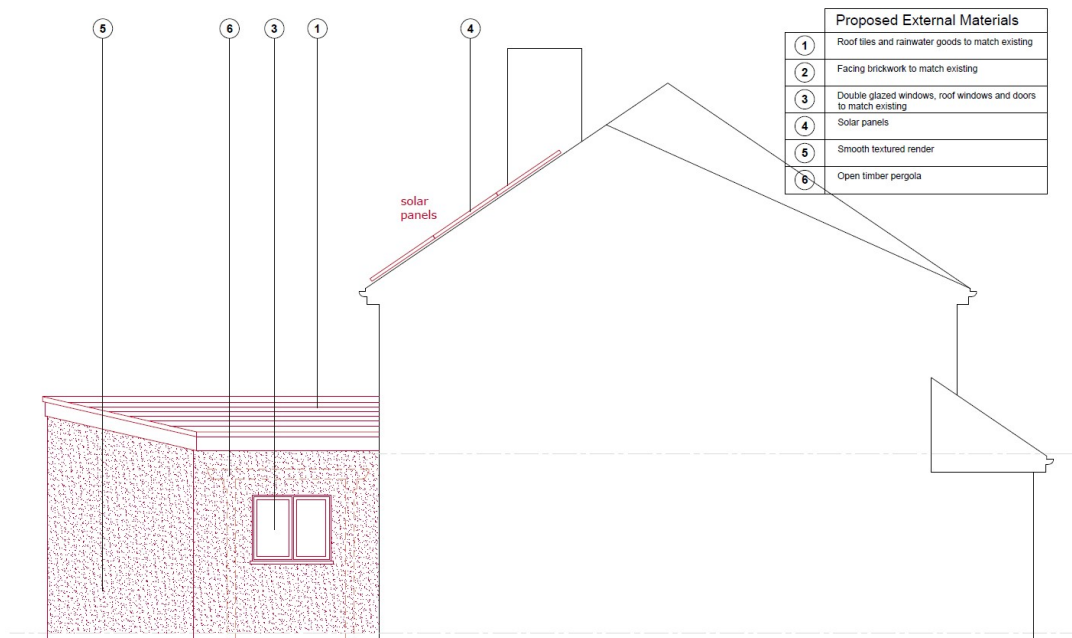
'The Proposed Works' continued



Proposed Rear Elevation

Single storey rear extension to create a Garden Room.

Replacement of existing Garage window with new door.



Proposed Side Elevation

Single storey rear extension to create a Garden Room.

Removal of existing rear Utility Room and WC.

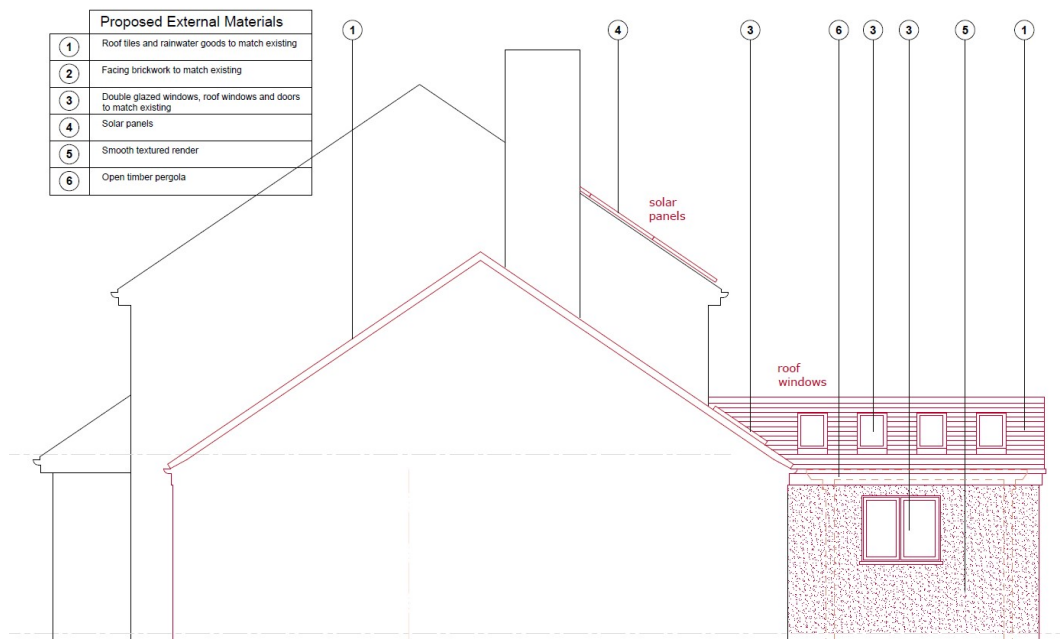
'The Proposed Works' continued



Proposed Front Elevation

Single storey side extension to reposition the existing Garage.

Existing Garage door to be re-fitted in new position.



Proposed Side Elevation

Single storey rear extension to create a Garden Room.

Single storey side extension to reposition the existing Garage.

Conversion of existing Garage to create a Utility Room and WC.

Summary

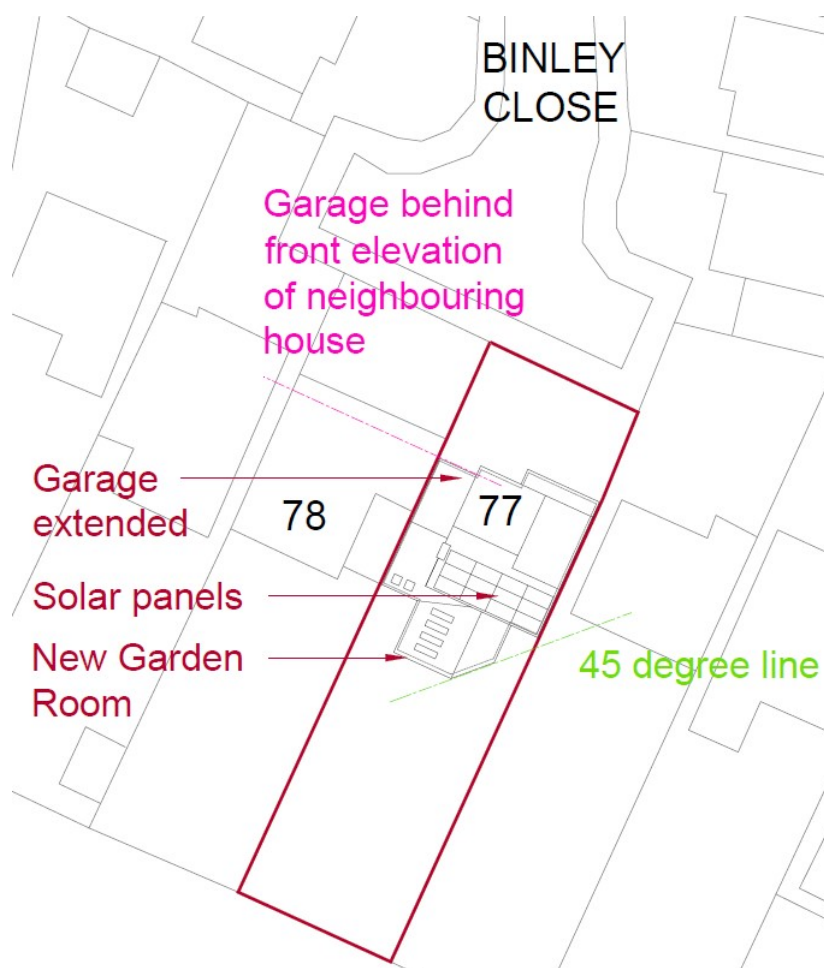
The house sits in a quiet location and is on a generous plot.

The proposals will respect the neighbouring properties and will not detract from the building's setting.

The proposed rear extension is in accordance with the 45 degree line taken from the neighbouring property and the front elevation of the garage is kept behind the front elevation of the other neighbouring property.

New building materials will match the existing house and the adjacent properties.

The proposal will ensure that the building enjoys long term use, is in keeping with and will enhance the Binley Close location and is in line with the Council's policies.



Applicant

Mr and Mrs Harris
77 Binley Close
Shirley
Solihull B90 2RB