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**CH1321
DESIGN AND ACCESS STATEMENT**

**MARCH 2026
10 ROMAN LANE SOUTHWATER**



The house is situated in Southwater and has not been previously extended. The original Planning permission for the estate DC/11/0657 was for 131 residential dwellings and condition 27 of the approval removes the permitted development rights for Classes A B C and E. No alterations to the appearance of the development are allowed unless granted by planning permission.

This application is for the conversion of the garage to a family room with internal connection to the existing house and an external connection via an orangery. The detailing to be used will match the existing house with tile hanging proposed to the new front elevation with fenestration and doors to match the style of the existing house.



FRONT (SOUTHWEST) ELEVATION