

**DESIGN & ACCESS STATEMENT
FOR
PROPOSED RENTABLE ANNEX
AT
15 MILTON STREET, MAIDSTONE, KENT ME16 8JT
FOR
DR M USMANI**

April 2023

This Statement has been prepared to accompany an application to Maidstone Borough Council to request their consent under the Town and Country Planning Acts for the above proposals.

It is our client's intention to build a small ancillary rentable annex in the rear garden of 15 Milton Street.

The new building will replace the metal sheds filling the bottom of the garden between the side boundary fences. It will have a pitched roof, ridge height at 4.7m above ground level.

The single bedroomed annex will have a bathroom and living room with kitchenette.

Windows are placed to not disturb the amenity of neighbours - the living area facing up the garden towards the existing house and to the rear the bedroom window faces across the gardens of 60, 58 & 56 Whitmore Street, the annex is 16m away from the back of these properties and the bedroom window does not look at these properties. (For added protection the opening casements are made above 1.7m from floor level and glazing below 1.7m is obscured to maintain neighbours' privacy.) The kitchen and bathroom windows are fully obscure glazed.

1.8m high fencing will be fitted to the boundaries removing direct line of sight from the front door of the annex into the rear of 62, 64 & 66 Whitmore Street.

The proposed annex is in a very sustainable location with local services and facilities within a short distance and public transport links are available into the town centre and surrounding areas.

This proposal is requested to maximise the rental potential of the site.

The site is accessed from Milton Street via the existing side driveway and parking is available on the existing paved areas behind the house.

There is no flood risk in this area of Maidstone and the annex will not increase the risk of flooding.