

10 Bittern Croft – Stairs Proposal

The flat located at the above address currently has no direct access to the garden from the flat.

The entrance to the flat is at the front of the property located between 4no Garage doors (2 to the left and 2 to the right). The door leads directly upstairs to the 1st floor flat. Due to the size of the rear garden and the fact that it is less than 10m from the building line, there are no rear windows on the current property.

To access the rear garden, currently the Client has to exit the property via the front door and then open the garage door and access the garden through the garage which is less than ideal and causes logistical issues with garage storage.

The proposal as per drawings 57-001 to 57-004 inclusive is to create a new upstairs door from the flat with an external stair that leads directly onto the garden. To ensure there is no overbearing onto the surrounding amenity, the stairs will have a 1800mm high screen/ balustrade to maintain privacy.