

# DESIGN AND ACCESS STATEMENT

6 Spring Vale, Cowplain, Waterlooville, Hampshire PO8 9DA

This statement has been prepared in support of the application for change of use Planning Permission for alteration of the existing dwelling building in favour of adding a proposed rear ground floor extension, replacement rear dormer, front entrance porch, change of existing dormer cladding, replacement side extension and alterations to floor plans

## Context

The existing dwelling is a detached chalet building, built using brick and block masonry, part rendered with the use of dormer cladding. The property is a family home, situated off Spring Vale in a residential area. The front Northwest boundary is adjacent to Spring Vale and the open green. The rear Southeast and side boundaries of the property back on to the gardens of the neighbouring properties. The location of this dwelling, its proportion and layout have been considered when making the design proposal.

## Use

Residential

## Amount

The existing internal area of the dwelling is 124m<sup>2</sup>. With the part removal of the existing side rear garage and the existing front porch in favour of the proposed scheme, the proposed internal area of the dwelling will be 164m<sup>2</sup>.

## Layout

The internal use of the proposed extension is shown on proposed drawing sheet P004 Proposed Floor Plans.

## Appearance

To remain as a proposed domestic building

## Vehicle access and parking

3 vehicles with off street parking to the front of the property using the front hard standing area.

## Pedestrian and cycle access

Access to the property is made via the front entrance door and drive.

## Planning Policy

The following planning policies have been considered and applied to produce the proposed development:

The site is within a Settlement Policy Boundary  
CS16 High Quality Design

## Assessment

The principle of the proposal is established in Local Plan. It is considered that a change of use planning application should be made in favour of the enclosed proposed scheme.

## Conclusion

The proposed scheme is consistent with local planning policies.