

DESIGN AND ACCESS STATEMENT

4 Homer Close, Waterlooville, Hampshire PO8 8SB



(image showing proposed)

This statement has been prepared in support of the application for householder Planning Permission for alteration of the existing dwelling in favour of a proposed rear two-story extension.

Context

The existing dwelling is end of terraced two-story dwelling, built using brick cavity walls and a concrete tiled roof. The property is a family home, situated in an urban setting.

The front West access boundary is adjacent to Homer Close. The side boundaries are adjacent to a neighbouring property gardens, the rear boundary is adjacent to a school car park. The location of this dwelling, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The extension, will increase the footprint, living space and storage by comfortable proportions.

Layout

The internal use of the existing dwelling will be altered to accommodate and provide, a new rear kitchen, wc and utility area. The first floor one extra bedroom and an en-suite shower room.

Scale

The proposed rear extension will extend out from the existing rear East elevation by 4 metres and span 5.2 metres across the rear elevation from the East elevation. The total height of the proposed extension will be below the height of the original main dwelling ridge. The proposed eaves are to match the level of the existing eaves and be no higher.

Please see proposed drawings, sheet P001 to P008.

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Landscaping

Unchanged.

Appearance

All proposed materials are to match the existing dwelling.

Details of the proposed materials are listed in the proposed drawing binder, proposed elevations sheet; P003 & P004.

Vehicle access and parking

Off road parking will remain the same with hard standing parking for two vehicles space.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the dwelling is made from the front entrance.

Planning Policy

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

The site is within a Settlement Policy Boundary.

Policy CS16 - High Quality Design.

Assessment

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

The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

Conclusion

The proposed extension and alterations represent an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

26/03/2021