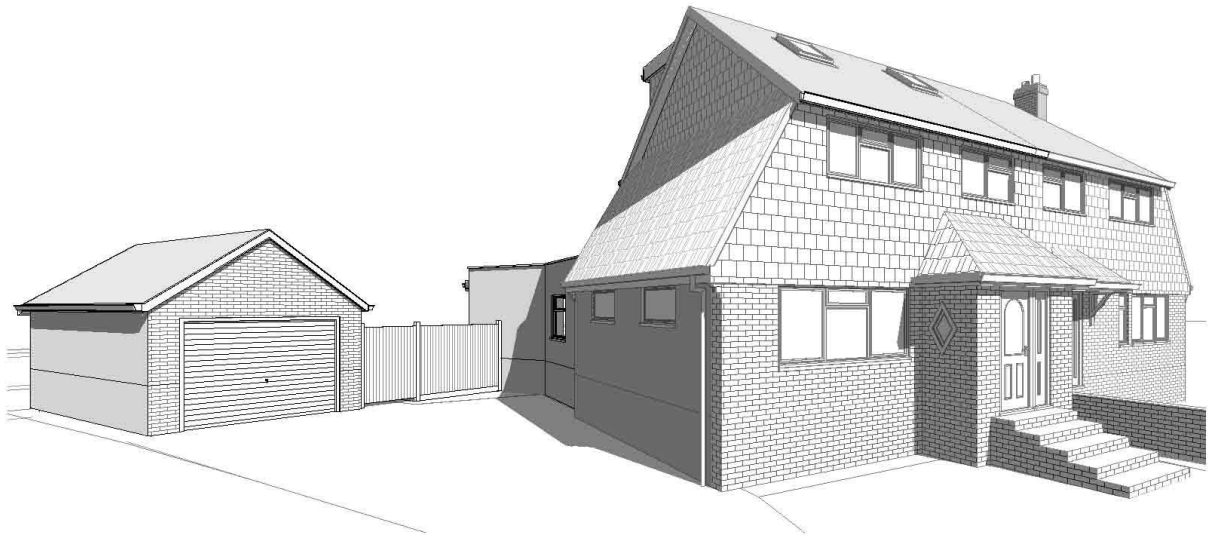


DESIGN AND ACCESS STATEMENT

9 Greenacre Gardens, Waterlooville PO7 5HG



(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 ground floor extension, loft conversion and with replacement garage.

Context

The existing dwelling is semi-detached house, built using brick and tiled walls with a concrete tiled roof. Previously the dwelling has added a rear conservatory. The property is a family home, situated in an urban setting.

The front West access boundary is adjacent to Greenacre Gardens. The rear and side boundaries back on to neighbouring property gardens. 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 ground floor extension, replacement garage and loft conversion 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, an entrance hall, wc, utility room, lounge, kitchen living diner, three bedrooms, family bathroom, en-suite and study area.

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Scale

The proposed rear extension will extend out from the existing rear East elevation by 10.2 metres and span 5.9 metres across and at an angle. The total height of the proposed extension will be below the height of the original main dwelling. The proposed eaves are to match the level of the existing eaves and be no higher.

The proposed loft conversion will be within the footprint of the existing loft roof space and extended to the side elevation with a new hip to gable roof. The proposed rear dormer will be below the level of the main roof ridge level.

The proposed replacement garage will replace the existing garage following removal. The garage will be 7.3 metres deep by 3.7 metres wide with a total height of 4.1 metres from existing ground level.

Please see proposed drawings, sheet P001 to P012.

Landscaping

New planting will be added to the rear garden to the owners' choice.

Appearance

All proposed materials are to match the existing dwelling.

Details of the proposed materials are listed in the proposed drawings, detailed elevations sheets; P003, P004

Vehicle access and parking

Off road parking will remain the same with hard standing parking for three vehicles and one garage 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 and rear entrances.

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.

