

DESIGN AND ACCESS STATEMENT

169 The Dale, Widley, Waterlooville, Hampshire PO7 5JH



(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 new rear single storey extension and garage conversion.

Context

The existing dwelling is detached house, built using brick cavity walls and clay roof tiles. The property is a family home, situated on a residential road.

The front East boundary is adjacent to The Dale. The side South boundary and rear East boundary of the property back on to the side and rear gardens of the neighbouring properties. The side North boundary is adjacent to an access road. The location of this house, 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 and living space with comfortable proportions. The extension will increase the footprint from 87m² to 113m².

Layout

The internal use of the existing dwelling will be altered to accommodate:

On the ground floor; an entrance hall, lounge, kitchen/diner, sunroom, utility boot room and shower/wc. The first floor will remain unchanged.

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Scale

Following the removal of the existing rear conservatory the proposed rear extension will extend out from the existing rear West elevation by 5.0 meters and span 3.8 meters across the rear and 1 metres to the side to within 0.25 metres of the party boundary.

The total height of the extension will be below the height of the original main dwelling and below e metres from ground level.

The proposed extension will be built within the boundary of the property, see proposed drawings, sheet P001 and floor plan sheet P008.

Landscaping

The gardens to the property will remain unchanged. Replacement timber fence and boundary planting where needed following construction.

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, P005, P006

Vehicle access and parking

There will be off road parking for three vehicles and will be unchanged.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the rear.

Conclusion

The proposed extension and part-garage conversion represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

16/08/2019