

DESIGN AND ACCESS STATEMENT

33 Manor Farm Close, Denvilles, Havant, PO9 2DQ



(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 ground floor extension and loft conversion.

Context

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

The front access East boundary is adjacent to Manor Farm Close. The rear and side boundaries and back on to the side and rear gardens of the neighbouring properties. 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 proposed extension will increase the footprint of the existing dwelling by 6.5m². The existing footprint is 120m².

Layout

The internal use of the existing dwelling ground floor will be altered to accommodate the proposed rear ground floor extension and will be open to the kitchen, living, diner.

The proposed loft conversion to form a second floor level will provide access to the first floor, a second floor landing area, second floor bedroom, study and shower room.

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Scale

The proposed rear ground floor extension is 3.9 metres wide by 1.5 metres deep and will infill the gap. The proposed loft conversion will be within the footprint of the existing dwelling house.

The total height of the extension will be below the height of the original main dwelling. The proposed rear eaves are to match the existing neighbouring extension.

The proposed extension will be built within the boundary of the property, see proposed drawings.

Landscaping

The gardens to the property will remain unchanged.

Appearance

All proposed materials are to match the existing dwelling.

Details of the proposed materials are listed in the proposed drawings.

Vehicle access and parking

There will be off road parking for four vehicles (2x drive, 2x garage)

Pedestrian and cycle access

Access to the property is made from the front main entrance..

Disabled access

Access to the property is made from the front main entrance.

Conclusion

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

13/07/2020