

# DESIGN AND ACCESS STATEMENT

29 Silvester Road, Cowplain, Waterlooville, Hampshire PO8 8TJ



(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 replacement rear single storey extension.

## Context

The existing dwelling is semi-detached house, built using brick rendered cavity walls. The property is a family home, situated on a residential road. The existing rear extension is a combination of a brick and ash flat roof linked with a upvc brick conservatory and is in need of renovation/modernising.

The front access North boundary is adjacent to Silvester Road. The side West boundary and rear South boundary back on to the side and rear gardens of the neighbouring properties. The side East boundary is adjacent to a public path. 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 not increase the footprint of the existing dwelling. The existing footprint is 81m<sup>2</sup>.

## Layout

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

A entrance porch, hall, dining room, sitting room, kitchen living diner, wc and utility room. The existing first floor level will remain the same.

## Scale

Following the removal of the existing rear extension and conservatory the proposed rear extension will extend out from the existing rear South elevation by 5.8 meters and span 5.9 meters across the rear up to the party boundary.

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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, sheet P001 and floor plan sheet P005.

### **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.

### **Vehicle access and parking**

There will be off road parking for three vehicles and a shed bike store.

### **Pedestrian and cycle access**

Access to the property is made from the front.

### **Disabled access**

Access to the property is made from the front.

### **Conclusion**

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

11/07/2019