



GBS Designs

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Single Storey Rear Extension at

231 Miltion Road, Cowplain, Waterlooville, Hampshire, PO8 8LS.

DESIGN & ACCESS STATEMENT

General Description and Usage

The retrospective application is for an extension that has a smaller footprint than one previously approved using the neighbourhood consultation route earlier in the year. Unfortunately, drains being very near the surface (see photograph) and a structural need to maintain the internal ceiling height resulted in the extension being built taller than three metres.



Rear of 231 Miltion Road



**Steel reinforced concrete
lintel over shallow drain**

Design

The extension has some key facets:

- In keeping with both the location and the existing dwelling whilst also being subservient to the existing property.
- Completes a family sized bungalow with a kitchen-diner and a third bedroom.
- There is no lose of amenity space for bins or bicycles as ample space for such items is retained.

Materials

All materials will match the house existing in terms of style and appearance.

The windows and doors will be doubled glazed with low energy glass.

All materials and the method of construction will meet the current Building Regulation requirements.

Parking and Occupancy

Occupancy is being increased. However, the off road parking is ample.

Landscaping

Shown by the existing and the proposed block plans.

Boundaries

Shown by the existing and the proposed block plans.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the proposals would fit nicely into the locality without any detrimental impact on neighbouring properties or the existing property. Neither would not overshadow any neighbouring properties as the visual mass is in keeping with existing properties in the area and there is no loss of privacy to any neighbours.