

DESIGN AND ACCESS STATEMENT

30 FOREST END, WATERLOOVILLE HAMPSHIRE PO7 7AD



(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 extension, side extension and loft conversion.

Context

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

The front West boundary is adjacent to Forest End. The side boundaries and rear East boundary of the property 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 extension will increase the footprint and living space with comfortable proportions. The extensions will increase the footprint from 64m² to 85m².

Layout

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

An entrance hall, lounge, dining room, kitchen, WC, utility room, store, landing, three bedrooms, a bathroom shower room and en-suite bathroom.

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Scale

Following the removal of the existing side linked outbuilding, the proposed side extension will extend out from the existing side South elevation by 3.1 meters and span 4.3 meters of the side elevation.

The proposed rear extension will extend from the existing rear elevation by 3.3 metres and span 6.2 metres access the rear elevation. This will leave a 0.4 meter gap between the extension and the party boundary.

The total height of the extensions will be 3.1 metres from existing ground level. The proposed eaves are to be below the height of the existing eaves and be no higher. No part of the extensions will over hang the neighbouring boundaries.

The proposed loft conversion and new second floor will be within the area of the existing dwelling. The volume of the loft conversion will be 55.8 m³. The total height of the conversion using a dormer will be below the height of the original main dwelling.

Landscaping

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

Vehicle access and parking

There will be off road parking for two vehicles and a garage 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 extensions and loft conversion represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

16/01/2019