

DESIGN AND ACCESS STATEMENT

34 COTWELL AVENUE, WATERLOOVILLE PO8 9AW



(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 side single storey extension.

Context

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

The front West boundary is adjacent to Cotwell Avenue. 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 extension will increase the footprint from 111.6m² to 147.2m².

Layout

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

An entrance hall, three bedrooms, a family bathroom, en-suite shower room, kitchen diner, lounge, utility boot room and replacement garage.

Scale

Following the removal of the existing rear extension, the proposed rear side extension will extend out from the existing rear East elevation by 6.0 meters and span 8 meters across the rear and 1.2 meters across the side.

The total height of the extension will be below the height of the original main dwelling. The proposed eaves are to match the existing lower eaves and be no higher.

The proposed extension will be built within the boundary of the property, see proposed drawings, sheet P001 and floor plan sheet P011.

Landscaping

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

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

21/11/2017