

DESIGN AND ACCESS STATEMENT

KAYDEN COTTAGE, COPSE LANE, HAYLING ISLAND, PO11 0QA



(image showing proposed)

This statement has been prepared in support of the application for householders Planning Permission for alteration of the existing dwelling in favour of a new rear ground floor extension.

Context

The existing dwelling is detached bungalow, built using brick cavity walls. The property is a family home, situated on a residential lane with a variety of property styles.

The front North elevation is adjacent to Cope Lane, the sides and rear boundaries of the property backs on to the side and rear gardens of the neighbouring property. 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 95m² to 120m².

Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate a new open plan kitchen living diner, and new wc. The dwelling will continue to provide an entrance hall, lounge and three bedrooms.

Scale

Following the removal of the existing half rear ground floor extension, the proposed extension will extend out from the existing rear South elevation by 5.1 meters and space the full width of the rear elevation 7.7 metres. The proposed extension will cover the existing footprint of the current extension. The existing rear extension is 3.7 metres wide by 3.7 metres deep and will be demolished.

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.

Please refer to proposed drawings.

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Landscaping

The gardens around 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, detailed elevations sheets; P003, P004, & P005.

Vehicle access and parking

There is off road parking for five vehicles using the existing drive and garage.

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.

14/07/2017