

# DESIGN AND ACCESS STATEMENT

20 The Dale, Widley, Waterlooville PO7 5DE



(image showing proposed)

This statement has been prepared in support of the application for Full Planning Permission for alteration of the existing dwelling to remove the existing rear conservatory, rear extension, outbuilding and garage in favour of a new rear ground floor extension and replacement garage.

## Context

The existing dwelling is semi-detached house, built using brick and render. The property is a family home, situated on a residential road with a variety of property styles.

The rear and side boundaries of the property back on to the rear and side 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 ground floor living space with comfortable proportions. The extension and outbuilding will decrease the foot print from 119.5m<sup>2</sup> to 118.3m<sup>2</sup>.

## Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate: entrance hall, study, sitting room, second reception room / bedroom with en-suite shower room, kitchen/diner, wc, utility room. The first floor, will offer a landing, three bedrooms, a family bathroom and an en-suite. The replacement garage outbuilding will provide secure storage.

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**Scale**

The proposed rear extension will extend 5 metres deep from the existing dwelling, by 6.3 metres wide, by 4.3 metres high, with eaves below the existing.

The proposed replacement garage outbuilding will be set alongside the extension in the current garage location and will measure 3 meters wide, 7 meters long and 3.5 meters high from drive level.

The existing dwelling (7 metres wide, 9.8 metres long and 8 metres high) will remain.

**Landscaping**

The gardens to the front of the property will remain unchanged. The garden to the rear will be landscaped to provide a new patio area.

**Appearance**

The new rear extension and garage will use a rendered finish complementing features of the existing property.

The new rear extension and garage will have pitched roofs to match the existing roof and offer minimal impact to the neighbouring properties. A new valley gutter will be upgraded between the replacement garage and the existing neighbouring garage and will be subject to a party wall agreement.

All new guttering and downpipes are to be white UPVC to match existing.

**Vehicle access and parking**

The existing property offers off road vehicle parking for six vehicles, using the existing driveway. The off road parking area will remain unchanged. Access to the rear garden and garage will be via the existing front drive hard standing .

**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 and replacement garage represents a sympathetic response to the existing dwelling and the local surrounding area. The extension would not been seen from the road and the garage will have less mass than the existing outbuilding. The overall scheme will provide an opportunity to increase the functional and habitable space of the existing property, creating a practical and well-proportioned family home.

07/04/2017