

Design and access statement.

29 Dunsbury Way

Havant

Hants

PO9 5BA

By PDC Design and Development July 2024.

Introduction:

This proposal seeks householder planning consent for the construction of a two storey rear extension to a mid-terrace dwelling and in addition provide parking spaces within the curtilage at the rear.

Assessment:

Leigh Park is a 1,700 acre site of post war development for Portsmouth overspill between 1946 and the early 1960's and characterised by brick built dwellings of regular design of the period with shops and amenities added as the development unfolded.

The application site lies on the west side of Dunsbury Way which runs north-south through Leigh Park. Park Parade, and the Stockheath road roundabout are nearby and the development in which the site sits comprises four long regular two storey blocks each separated from the next by a path giving access to the rear, each block is sub divided into four individual dwellings, number 29 is a three bedroom dwelling in fourth and most northerly of the four blocks.

Number 29 is of traditional brick built construction with a rear flat roof projection straddling the rear southernmost boundary. An alleyway separates the ground floor boundary wall on the north side which, shared with the neighbouring property, gives access to long rear gardens. Vehicular access to garages and rear gardens off is via a spur off Blackdown Crescent.



The site.



Rear elevation.

Amount:

The proposed development is to construct a two storey rear extension the primary purpose being the addition of another bedroom with bathroom at first floor level and to re locate the kitchen within the extension to provide extra childcare space in what is now the kitchen at ground floor level. The resultant increase of space will accommodate a new W.C. and provide space in which to re locate the gas boiler away from a child's small first floor bedroom above the stair.

The extra provision of a bedroom at first floor level comes from advice given by Hampshire County Council, 'to provide a room used of useable for sleeping for the disabled occupant'.

The H.C.C. advice assumed the space be provided by a loft conversion, however, the space required at first floor to provide a stair would cancel out any space gained above, furthermore, the shallow pitch roof would not afford enough headroom to make such a scheme practical.

Design: scale and appearance.

Scale:

Following the form of the existing house, the extension is designed with similar eaves heights and of a width in proportion to the host, the existing rear projection wraps around the end of the extension. The depth of the extension is so designed to remain within a 45° arc from neighbouring the main windows of neighbouring properties either side. The new fenestration pattern follows the existing.

Appearance:

The design concept has been to create an extension that remains consistent with the character of the existing building in the use of brick at first floor level and render below with a header brick course separating the two. Roof tiles are to match the existing.

Access and Landscaping:

Access.

The property currently has no provision for car parking and depends on hard to find vacant on street parking. This scheme proposes to utilise an area of the rear garden sufficient for two cars while retaining adequate garden and amenity space.

Access to the proposed rear parking is via a spur off Blackdown Crescent over which the owners have Rights of Way.

This proposal therefore will reduce the number of journeys made looking for parking space and generally help relieve pressure on local roads.

Landscaping.

Parking/turning areas are to be laid with SuDS permeable materials.

Ecosystems Statement:

1. Biodiversity.

There have been no sightings or evidence of any protected species on the site. Consequently, there will be no impact on any protected species.

2. Soils Management.

The area of ground to be stripped is 35m² the finish of which is topsoil. The displaced soil will be recycled around the new extension and over existing garden, any hardcore rubble is to be backfill or disposed of by a specialist contractor. The subsoil is composed of clay. The formation depth of foundations is approximately 700mm therefore the amount of excavation for floor, foundations and drains amounts to 12m³. Where possible the dug material is to be spread around the curtilage or disposed of by a specialist contractor.

3. **Trees.** There are no trees within 15m of the proposed extension.

4. **Flood zone.** The site falls in zone 1 and therefore a risk assessment is not required.

