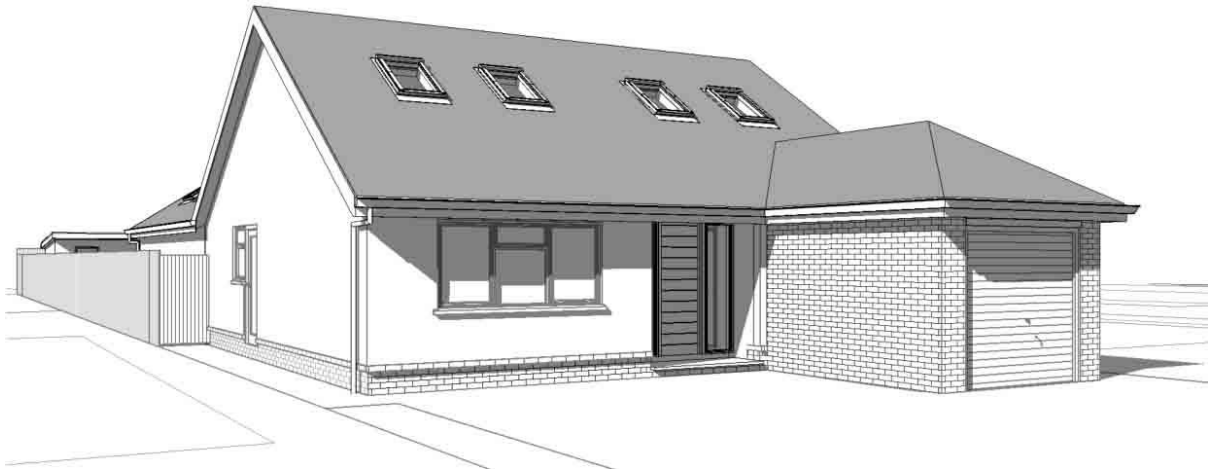


DESIGN AND ACCESS STATEMENT

9 Cotwell Avenue, Horndean, Hampshire PO8 9AP



(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 proposed rear extension and replacement roof to form first floor loft conversion with detached outbuilding.

Context

The existing dwelling is detached bungalow, built using brick and rendered cavity walls. The property is a family home, situated on a residential road and has been extended with a rear conservatory.

The front East is adjacent to Cotwell Avenue. The rear West and side boundaries of the property back on to the side and rear gardens of the neighbouring properties. The location of this dwelling, 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 of the dwelling house with comfortable proportions. The extension will increase the internal footprint from 122.9 m² to 250.63m².

Layout

The internal use of the existing dwelling will be altered to accommodate. Please see proposed drawing sheet P004, Floor Plans.

Scale

The proposed rear extension will extend out from the existing rear West elevation by 8 metres and span 10 metres across the rear of the dwelling.

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

Cont...

The proposed outbuilding is 9.7 metres wide by 4.7 metres deep. The total height of the outbuilding will be below 4 metres using a single mono pitched roof with eaves below 2.5 metres from ground level.

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

Landscaping

The front access path, drive and garden will be altered to accommodate additional off street parking.

Appearance

All proposed materials are to match the existing dwelling.

Details of the proposed materials are listed in the proposed drawings, detailed elevations sheets; P002.

Vehicle access and parking

There will be off road parking for four vehicles three on drive hard standards and one in existing garage.

Pedestrian and cycle access

Access to the property is made from the side main entrance.

Disabled access

Access to the property is made from the main and rear access doors as existing.

Planning Policy

The site is within a Settlement Policy Boundary. The location is outside the SDNPA Boundary. Local Plan Policy GS2 states that regard is given to material considerations, sympathetic character and appearance of the area, suitability of scale in itself and in relation to nearby buildings, protecting neighbours amenities and highway safety.

EHDC District Local Plan: 2nd Rev

EHGS2 (EH) Location Of Development

EHHE1 (EH) Design

EHP6 (EH) Privacy and Daylight

EHT12 (EH) Parking Standards

Assessment

The principle of the proposal is established in South-East Plan and EHDC District Local Plan: 2nd Rev

It is considered that a householder's planning application should be made in favour of the enclosed proposed scheme.

The design respects the character of the existing dwelling reflecting the proportions, materials and features of existing properties within the local area. The proposal also provides an opportunity to enhance the function of the property whilst adding thermal efficiency and security.

Conclusion

The proposed extension, alterations and outbuilding represent an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

05/10/2021