

DESIGN AND ACCESS STATEMENT

22 The Dale, Widley, Waterloooville 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 and rear side garage in favour of a new rear ground floor extension and replacement outbuilding.

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 increase the foot print from 102m² to 110.6m².

Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate: entrance hall, study, sitting room, family area, kitchen/diner, wc, utility room. The first floor, currently offering a landing, three bedrooms, a family bathroom and an en-suite, will remain unchanged. The replacement outbuilding will provide secure storage.

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Scale

The proposed rear extension will extend 5 metres deep from the existing dwelling, by 6.5 metres wide, by 4.3 metres high, with eaves below the existing.

The proposed replacement outbuilding will be set 3.5 meters from the rear proposed extension and will measure 2.9 meters wide, 4.1 meters long and 3.1 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 outbuilding will use a rendered finish complementing features of the existing property.

The new rear extension and outbuilding will have a pitched roof to match the existing roof and offer minimal impact to the neighbouring properties.

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 five vehicles, using the existing driveway. The off road parking area will remain unchanged. Access to the rear garden and outbuilding will be via secure double side gates, located to the rear of the driveway.

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 outbuilding represents a sympathetic response to the existing dwelling and the local surrounding area. The extension would not be seen from the road and the outbuilding 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.

29/01/2015