

DESIGN AND ACCESS STATEMENT

89 THE BROW, WATERLOOVILLE PO7 5BY



(image showing proposed)

This statement has been prepared in support of the application for Full Planning Permission for alteration of the existing dwelling in favour of a new front single storey extension and a new side two storey extension.

Context

The existing dwelling is detached house, built using brick cavity walls with a rendered finish. The property is a family home, situated on a residential road with a variety of property styles.

The front East and side South boundaries are adjacent to The Brow. The side North boundary and rear West boundary of the property back on to the side and rear 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 footprint and living space with comfortable proportions. The extension will increase the footprint from 104m² to 129m².

Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate:
A replacement garage and a new utility room and additional space to the existing kitchen diner. It will also continue to provide an entrance hall, lounge, dining room and wc.

The internal use of the existing first floor of the dwelling will be altered to accommodate:
Additional space to the fourth bedroom, and two new en-suites. It will also continue to provide a landing, three other bedrooms, study, a family bathroom and master en-suite.

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Scale

Following the removal of the existing side linked garage, the proposed side extension will extend out from the existing side North elevation by 3.2 meters to cover the footprint of the existing garage. The extension will span the side elevation by 7.4 meters.

The proposed front extension will extend out from the existing front East elevation by 2.0 meters and span from the South elevation 7.6 meters.

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, see proposed drawings, sheet P001 and floor plan sheet P009.

Landscaping

The gardens to the property will remain unchanged. Replacement timber fence and boundary planting where needed for construction.

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 & P006

Vehicle access and parking

There is off road parking for three 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 extensions represents an appropriate addition to the existing dwelling, consistent with local housing and in keeping with the surrounding area.

06/06/2016