

DESIGN AND ACCESS STATEMENT

**81 GREENFIELD CRESCENT, HORNDEAN, NR WATERLOOVILLE
PO8 9EN**



(image showing proposed)

This statement has been prepared in support of the application for Full HOUS Planning Permission for alteration of the existing dwelling in favour of a new side ground floor extension.

Context

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

The front and South side boundaries are adjacent to Greenfield Crescent and Eglantine Walk. The rear and North 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 112m² to 143m².

Layout

The internal use of the existing ground floor of the dwelling will be altered to accommodate: additional space to the existing entrance hall and new storage cupboards, a third bedroom and new shower room. The completed proposed scheme will provide, entrance, three bedrooms, bathroom, shower room, lounge, dining room, kitchen and garage.

Scale

The proposed extension will extend out from the original side wall by 4.6 meters; this distance is less than half the width of the existing house as originally built. The extension will span the side elevation by 6.87 meters and will be set back from the front elevation by 0.45 meters. The total height of the extension from ground will be less than 4 meters. Proposed eaves are to match the existing. The distance of the proposed extension from the boundary will be greater than 6 meters, please see block plan, sheet P001 and floor plan sheet P007.

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Landscaping

The gardens to the front of the property will remain unchanged. The garden to the side will be landscaped to provide grass and planting.

Appearance

All proposed materials are to match the existing dwelling.

The scheme also includes a proposed skylight using a light-well in the existing roof over the existing hallway on the North elevation. It would not be possible to see through this roof window.

Vehicle access and parking

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

18/03/2016