

Planning Design and Access Statement

29 Beaufort Road, Bedhampton, Havant, PO9 3HT



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Introduction:

The existing property is 3 bedroom semi-detached family home situated in Beaufort Road, Bedhampton. The property sits on a larger than average plot. The property has a single storey garage to the side with hardstanding area behind.



Design:

The proposal is to provide a two storey extension to the side and rear of the property plus a single storey element to the rear where adjacent to the neighbouring property. The new extension provides additional floor area to the existing property that would include an open plan kitchen / dining area, new WC, utility room and additional reception room to the ground floor. To the first floor a new bathroom will be provided (relocated from the ground floor) and two new ensuites provided although the house will remain as a 3 bedroom house with slightly larger rooms. The proposal will involve the removal of the single garage and therefore replacement car parking to suit the proposed development provided within the front garden.

The design of the building reflects the original character of the property and the proposed materials will be matched in accordingly.

1) Amount of development:

- Two storey extension to side and rear with single storey element to rear, adjacent to neighbouring property.

2) Layout:

- As shown on location plan and drawings

3) Scale:

- As shown on plans

4) Landscaping:

- As existing

5) Appearance:

- Walls - Brickwork to match existing
- Roof Tiles - Small concrete plain tiles to match existing
- Dormers – Flat roof with white weatherboard cladding to match existing
- External Doors and windows – White UPVC
- Fascia and soffit – White UPVC
- Gutters and downpipes – White UPVC

6) Access:

- Replacement car parking spaces to be provided.

7) Services:

- Water, gas, electrics – already exist on the site, the foul and storm water drainage will be connected to the existing mains.

