

DESIGN AND ACCESS STATEMENT

8 HIGHFIELD AVENUE, WATERLOOVILLE, PO7 7PX



(image showing existing)

This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing rear extension with the formation of a new rear extension (South elevation) and the alteration of the existing front dormer and garage flat roof (North elevation).

Context

The existing dwelling is detached house built using brick and render. The property is a family home in need of renovation. It is situated on a residential road with a variety of property styles.

The rear and side boundaries of the property backs 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 extensions will increase the ground floor living space with comfortable proportions. The extension will increase the foot print from 106m² to 121m².

Layout

The internal use of the existing ground floor of the dwelling will remain mainly unchanged and continue to offer: entrance hall, living room, dining area, kitchen, wc, utility room and study. The extension will provide additional space to the existing kitchen and dining room.

The first floor, currently offering a landing, three bedrooms, a family bathroom and an en-suite, will remain unchanged.

Scale

The proposed rear extension will extend 2.1 metres deep from the existing dwelling, by 6.7 metres wide, by 3 metres high, with eaves below the existing. The proposed front first floor dormer extension will extend 1.1 metres deep from the existing dwelling, by 5.2 metres wide, and be within

the existing roof lines.

The existing dwelling (9.4 metres wide, 11.4 metres long and 8 metres high) will remain.

Landscaping

The gardens to the front and rear of the property will remain unchanged.

Appearance

The new rear extension will use a rendered finish complementing features of the existing property. The front first floor extension will use white cladding in keeping with the existing.

The new rear extension and front extension will have a flat roof and be finished to have minimal impact to the neighbouring properties.

All new guttering and downpipes to be white UPVC to match existing.

Vehicle access and parking

The existing property offers off road vehicle parking for three vehicles, using driveway and a single garage. The off road parking area will remain unchanged.

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 a sympathetic response to the existing dwelling and the local surrounding area. The rear scheme would not be seen from the road. The overall scheme would provide an opportunity to increase the functional and habitable space of the existing property, creating a practical and well-proportioned family home.