



DESIGN AND ACCESS STATEMENT

■ Crossway Havant, PO9 1NG

PROPOSED SINGLE STOREY SIDE EXTENSION

1.0 PLANNING APPLICATION

- 1.1 The submission is for a single storey side and rear extension to an existing semi detached house. It comprises a conversion of the existing kitchen opening into a new kitchen diner with direct garden access. A Jacuzzi room is to be provided to the side ground floor of the extension with wc/ wetroom and a utility.
- 1.2 The scheme also encompasses various minor external works to the side elevation namely the removal of an old fence and shed

2.0 CONTEXTUAL APPRAISAL

- 2.1 The building is not in a conservation area so this document is provided for general planning assistance

3.0 DESIGN PRINCIPLES

- 3.1 The front side and rear elevations fenestration and door alterations are designed to blend in with the current elevation treatments.
- 3.2 Modern materials shall be used to match existing features, ie. windows, and doors etc.
- 3.3 The existing bricks are imperial dimension bricks and the walls will be extended with redbrick to the lower brick lifts. The rear flat roof will be extended and raised to match the existing, and mirror the exact same eaves treatment, such that the new wall to the side elevation will appear identical to the current .

4.0 ACCESS PRINCIPLES

- 4.1 There are two new rear external openings into the building. The old doorway from the kitchen to the garden area will now lead into a new utility.
- 4.2 Side Access a minimum width of 900 mm will be from the original primary pedestrian entrance to the front driveway and extend along the side of the house to the rear garden.

5.0 PLANNING POLICY

- 5.1 It is likely that the planning determination turns on policy Havant Borough Local Plan Review, which indicates that planning permissions will be granted for additions, extensions and alterations to an existing building provided that the 5 tests are met. It is submitted that those requirements are satisfied by this proposal since the extension to the rear will not detract from the existing street-scene, is in keeping with the character of the surroundings, is of a high standard of design, respects privacy outlook and sunlight, and incorporates materials and design configuration which is sympathetic to the local character of this part of Havant.