

DESIGN AND ACCESS STATEMENT

24 MILL ROAD, WATERLOOVILLE PO7 7AR



ABOVE IMAGE PROPOSED GCI VIEW

This statement has been prepared in support of a full planning application to alter the existing dwelling, with the removal of the existing rear extension and formation of a new rear extension on the South West elevation. The application also requests a new garage to the rear of the property following the removal of the existing garage.

Context

The existing dwelling is a semi-detached, three storey house built using traditional brick. The property is a family home, situated on Mill Road, containing a variety of styles of semi-detached properties.

The rear and side boundaries of the property back on to the gardens of neighbouring properties. The rear garden is private and is not directly overlooked. 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 proposed rear extension will cover the area of an existing rear extension and will increase the footprint of the existing dwelling, currently 72.5m² to 81 m².

After the removal of the garage, currently 21.5m², the proposed replacement garage outbuilding will be 41m².

Layout

The internal use of the existing ground floor of the dwelling will remain unchanged and continue to offer: entrance hall, sitting room, dining room, kitchen, bathroom and garage storage. The new rear extension will increase the living space to the kitchen and provide a utility room.

The proposed scheme also seeks to replace the existing garage outbuilding to provide a bike garage and storage, a garden shower room and garage hobby room.

Scale

The proposed rear extension will be 5 metres wide and set back from the neighbouring boundary / extension, and 5.2 meters long from the original rear wall. This will make the proposed extension, after the removal of the current old extension, a further 1.2 metres by 2.7 metres. The height will be 3.9 meters from ground to top of roof window and 3 metres from ground to eaves/flat roof. The proposed scheme will not be seen from the road.

After the removal of the existing garage, the proposed garage will be built in the same location measuring 4.5 meters wide by 9.2 meters long. The height will be 3.8 meters from ground to ridge. The distance from the neighbouring boundary will be approximately 0.2 meters and will be shadowed by a neighbouring outbuilding.

The original dwelling as built, measures 5.4 metres wide by 10.7 metres long. The current existing dwelling has been altered to accommodate a rear extension. Total dwelling now measuring 14.7 metres.

Landscaping

The mature gardens around the property will remain unchanged without the need to remove boundary planting.

Appearance

The new extension will use matching clay brick stock, with white UPVC windows and doors. The new rear extension will use a flat grey rubber roof finish. The roof designs will have minimal impact on the neighbouring properties. The replacement garage will use matching clay brick stock, with white UPVC windows and doors. The garage will use a low pitch roof design with hipped ends. Its location will have minimal impact on the neighbouring properties. All new guttering and downpipes are to be white UPVC to match existing.

Vehicle access and parking

The property offers vehicle parking for four cars (drive x3, garage x1). This will be altered to three off road vehicle parking spaces and one bike garage (garage x1, drive x3).

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 and replacement outbuilding represents an improved response to the existing dwelling and the local surrounding area. It would provide an opportunity to increase the function and habitable space of the existing property, creating a practical and well-proportioned family home.