

DESIGN AND ACCESS STATEMENT

72 FOREST END, WATERLOOVILLE HAMPSHIRE PO7 7AD



(image showing existing)

This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, to replace the existing garage, lean to utility room and carport with the formation of a rear /side extension to the rear (West elevation) and the side (North elevation).

The application follows a pre-application planning consultation with Planning Officer Daniel Gender-Sherry and the enclosed proposals have been designed to take into account the comments outlined (Ref: **GEN/13/01031**).

Context

The existing dwelling is a semi-detached, two storey house built using block with a rendered finish. The property is a family home, situated on a residential road with a variety of property styles.

The rear and side boundary of the property backs on to the rear 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 will increase the foot print from 75m² to 111m² square metres.

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, utility room, wc. The extension will provide additional space to the existing rooms and an internal garage.

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

Scale

The proposed extension will extend 3.6 metres wide from the existing dwelling, by 10.5 metres long, by 2.9 metres high. The proposed extension will extend around the rear of the property by 10.2 meters and by 3.5m from the rear wall of the existing dwelling. The proposed front of the side extension will be set back from the existing front wall of the dwelling, offering a natural subservience.

The existing dwelling (6.7 metres wide, 7.9 metres long and 8.8 metres high) will remain.

Landscaping

The garden to the rear of the property will remain and be landscaped, level with new boundary fencing and planting.

Appearance

The new extension will use rendered blocks and tiles to match the existing dwelling together with white UPVC windows using energy efficient glazing.

The new 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 vehicle parking for two cars. The off road parking area will be increased to the side offering parking for three vehicles (x2 drive, x1 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 a sympathetic 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.