

DESIGN AND ACCESS STATEMENT

12 HARTWOOD GARDENS, WATERLOOVILLE PO8 8RA



(Image showing existing)

This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, with the addition of a new ground floor extension to the front (North elevation).

Context

The existing dwelling is a detached, two storey house of block and brick construction. The property is a family home, situated on a quiet residential road.

The front boundaries of the property are adjacent to the shared private drive access of the neighbouring properties at the end of Hartwood Garden. There is no through traffic. The location of this house, its proportion and layout has been considered when making the design proposal.

The planning application follows an application for full planning consent for a rear extension on the South elevation (Ref: **PP-03151428**).

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 108.9m² to 116m² square metres. This measurement does not include the proposed area on planning application PP-03151428.

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. The extension will provide additional space to the existing kitchen.

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

Scale

The proposed extension will extend 1.8 metres from the existing dwelling's front wall, and span 3.98 metres wide from the East elevation. The proposed extension will be set back from the west elevation of the main dwelling by 4.9 metres, offering a natural subservience.

The proposed extension is partially concealed from the West elevation by the existing front entrance porch.

Landscaping

The garden to the front of the property will remain.

Appearance

The new extension will use brick stock and tiles to match the existing dwelling, together with dark wood effect UPVC windows using energy efficient glazing.

Vehicle access and parking

The existing property offers vehicle parking for six cars. The off road parking will remain the same (x4 drive, x2 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, whilst maintaining a well-proportioned family home.