

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, replacing the existing conservatory with a rear extension and conservatory to the rear (South elevation).

The application follows a pre-application planning consultation with Planning Officer Heather Lealan and the enclosed proposals have been designed to take into account the comments outlined (Ref: **GEN/13/00838**).

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 boundaries of the property back 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 108.9m² to 121.1m² 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, wc. The extension will provide additional space to the existing living room and replace the existing conservatory.

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

Scale

The proposed extension and conservatory will extend 6 metres from the existing dwelling's rear wall, and span 5.2 metres wide from the West elevation. The proposed extension will be set back from the East elevation of the main dwelling by 3.6 metres, offering a natural subservience.

The proposed extension replaces an existing conservatory measuring 5 metres x 3.4 metres. Aside from the conservatory, 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.

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.

The new extension and conservatory will have a double pitched roof. All new guttering and downpipes to be dark UPVC to match existing.

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, creating a practical and well-proportioned family home.