

# DESIGN AND ACCESS STATEMENT

46 Haslar Crescent, Waterlooville PO7 6DJ

HAVANT BOROUGH  
COUNCIL

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This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, with the formation of single storey ground floor extensions to the front (North elevation) and side (East elevation).

The application follows a pre-application planning consultation with Planning Enquiry Officer Mrs B Crawford, and Development Control Planning Officer Jenna Shore of Havant Borough Council, and the enclosed proposals have been designed to take into account comments outlined (Ref: **GEN/12/01208**).

## **Context**

The existing dwelling is a detached, two storey bungalow built using traditional brick. The property is a family home, situated on a residential road with a variety of styles of bungalow; semi-detached and detached, brick built properties of 1960's construction.

The rear boundary of the property backs on to the rear and side gardens of the neighbouring properties. The rear garden is private and not 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 extensions will increase the ground floor living space with comfortable proportions. The extensions will increase the foot print from 92m<sup>2</sup> to 112m<sup>2</sup> 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 and conservatory. The new front extension will offer an internal porch and home study. The proposed side extension will offer additional family space to the dining room and create a dressing room for the ground floor bedroom.

The first floor, currently offering a landing, two bedrooms and a w/c, will remain unchanged.

### **Scale**

The proposed front extension is 3.6 metres wide, by 1.3 metres long, by 3.4 metres high. The proposed side extension is 2.3 meters wide, by 6.1 meters long, by 4.7 meters high and will be set back from the existing front wall of the dwelling by 0.6 metres, offering a natural subservience.

The existing dwelling (7.4 metres wide, 15.6 metres long and 5.2 metres high) will remain.

### **Landscaping**

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

### **Appearance**

The new extensions will use brick stock and tiles to match the existing dwellings together with white PVC windows using energy efficient double glazed K Glass.

The new front and side extensions will be pitched and tiled to match the existing roof finish. The roof designs will have minimal impact to the neighbouring properties.

All new guttering and downpipes to be white PVC to match existing.

### **Vehicle access and parking**

The property offers vehicle parking for five cars (garage x1, drive x4) and will remain unchanged.

### **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 extensions represent 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.