

DESIGN AND ACCESS STATEMENT

29 Summer Hill Road, Cowplain, Waterlooville PO8 8XD



Existing View

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 first floor extension to the rear (South West) elevation.

The application follows a pre-application planning consultation with Development Control Planning Officer Jenna Shore of Havant Borough Council (Ref: **APP-13-00102**).

Context

The existing dwelling is a detached; two storey house built using traditional brick and tile. The property is a family home, situated on a residential road containing a variety of house styles, predominantly semi-detached and detached, brick built properties.

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 extension will increase the first floor living space with comfortable proportions. The extension will not increase the foot print from of the dwelling which is currently 125m2 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, family snug, dining area, gym/utility, w/c, and kitchen with diner. The first floor is currently offering a landing, four bedrooms and a bathroom. The

proposed first rear extension will offer a new en suite bathroom, dressing room and a well-proportioned family bathroom. Alterations to the existing first floor will provide an increase landing area and additional storage.

Scale

The proposed extension is 3.9 metres long, by 8 metres wide, by 4.9 metres high. The extension will be constructed above an existing ground floor extension which is set back from the main dwelling and offers a natural subservience.

The existing dwelling (12.5 metres wide, 11.2 metres long and 8.1 metres high) will remain.

Landscaping

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

Appearance

The new extension will use wall hung tiles to match the existing dwelling together with white UPVC windows using energy efficient double glazed K Glass.

The new extension will have a double pitched hipped roof to match the existing roof line and be finished with equivalent tiles. The roof design will have minimal impact to the neighbouring properties.

All new guttering and downpipes to match existing.

Vehicle access and parking

The property offers vehicle parking for four cars (garage x1, drive x3) 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 extension will 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.

The scheme also offers an opportunity to increase the thermal energy efficiency and security of the dwelling.

