

DESIGN AND ACCESS

STATEMENT FOR

PROPOSED

SINGLE STOREY

REAR EXTENSION

AT

28 BROADLANDS AVENUE,

WATERLOOVILLE,

HANTS

FOR

MR AND MRS D STONE

This Design and Access Statement is to accompany the attached planning application for the single storey rear extension of 28 Broadlands Avenue, Waterlooville, Hants. The Design and Access Statement has been written in accordance with the associated government guidelines, paragraphs 82 to 96.

BRIEF DESCRIPTION OF EXISTING PROPERTY

The existing property is a brick built property with tiled and flat roofed areas fronting Broadlands Avenue. The property comprises a two storey dwelling with a single element to the front of the property comprising lounge, dining room, kitchen, utility area and garage at ground floor with four bedrooms and bathroom at first floor level.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new single storey side extension

This extension and alteration will provide additional accommodation at ground floor only, and will include the provision of an enlarged kitchen and dining area.

The single storey extension will finish 1.0m from the existing boundary fence to enable uninterrupted access to the rear of the property off of the existing drive area.

LAYOUT (paragraphs 84 – 87)

The proposed single storey side extension will be of traditional construction with brick to match the existing. The roof will be of tiles to match the existing roof.

All external areas shall be lit with motion detection lighting to comply with the requirements of *Safe Places – the planning system and crime prevention*.

SCALE (paragraphs 88 – 90)

The footprint of the existing two storey property will remain unaltered. The proposed single storey extension will increase the depth of the property by 4.00m from the main rear wall of the property, but will not affect the width of the property which will remain unaltered.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected with the only exception being the relocation of the existing rear access pathway which will be re-routed. This new access path will be laid in accordance with Part M of the Building Regulations, with no part of the path laid at a greater gradient than 1 in 15.

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick construction throughout with concrete tiles to all roofs. The proposed single storey extension will be built of brick to match that of the existing property with the roof being covered with new concrete tiles to match the existing to the property.

ACCESS

The existing property is accessed from the entrance driveway and the proposed extension will be accessed from the same driveway with a level threshold entrance being provided to the new rear patio doors in accordance with Part M of the Building Regulations.

All new doorways within the extension will be in accordance with Part M of the Building regulations.

The re-routed path to the rear of the property will be laid out in accordance with Part M of the Building Regulations and the DDA.