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Design and Access Statement

Proposal

A 2 storey side extension to 26 Winkton Close, Havant, PO9 3EH.

Site and Surroundings

No.26 is a 2 Bedroom end of terrace house situated at the end of Winkton close. The Site area of No.26 greatly exceeds the area of adjoining terraces. The rear and side garden is well screened with existing fences which adjoin a brick built boundary wall to the front of the property.

Proposed Development

The proposal is to build a 2 storey side extension which will thus form the new end to the terraces. There would be no loss of privacy to adjoining owners and the external materials to be used in the construction are to match the existing building and be in character with the surrounding area.

Planning Context

No.26 has previously had planning granted for a 2 storey side extension in 2003. This planning has since lapsed due to the construction not commencing in the set 5 year period following the approval.

This new application is slightly larger in size due to the previous planning application not truly utilising the space available and thus leaving a somewhat unusable and inefficient space.

This new application will provide adequate living space that is required for this property as a family home.

The extension proposed is on a scale of that typical with other extended properties in the surrounding areas.

Access and Landscaping

The Extension will allow 1300 mm distance from the properties boundary at the front and 320 mm at the rear.

The existing fencing that runs along the boundary of the property at the rear will be adapted to allow for a small gate at the rear of the properties boundary and thus allow for bicycles and alike to have easy access in and out of the rear garden.

The remaining garden left would still allow a suitable garden for a property of this size and the space being used to accommodate the extension is greatly unused and thus would not be missed.

Conclusion

The proposal is compatible with the area and provides the basis for an excellent family home.