DESIGN AND ACCESS

STATEMENT FOR

PROPOSED

TWO STOREY SIDE EXTENSION

AND REPLACEMENT PORCH

AT

48 THE THICKET

WIDLEY

HANTS

FOR

MR AND MRS ELLIS

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
22 JUL 2010
RECEIVED

REV A – July 2010

This Design and Access Statement is to accompany the attached planning application for the side extension and replacement front porch at 48 The Thicket, Widley, 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 and render built property with tiled roof, with an attached precast concrete framed and plank garage with a corrugated asbestos roof. The property comprises a two storey dwelling with a porch to the front of the property and has rooms in the existing roof space with Velux roof windows and side facing dormer. The accommodation comprises a lounge, dining room, kitchen, shower room, conservatory and garage at ground floor with a three bedrooms and bathroom at first floor level, and two further bedrooms at second floor level.

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
22 JUL 2010
RECEIVED

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

a) Demolition of existing single storey concrete garage and front porch
b) Erection of new two storey side extension and replacement front porch

This extension and alteration will provide additional accommodation at ground floor with a new shower room and an enlarged kitchen and new store area and will include the provision of an additional bedroom at first floor level.

The two storey extension will finish adjacent to the existing boundary fence.

LAYOUT (paragraphs 84 – 87)

The proposed two storey side extension will be of traditional construction with brick and render to match the existing. The roof will be of tiles to match the existing with the roof line being continuous to provide a "cat slide" style roof over the extension.

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 with the existing single storey garage being demolished. The proposed two storey extension will increase the width of the property by 2.74m at ground floor level with a further set back at first floor level, but will not affect the length of the property which will remain unaltered.

The extension as stated above will finish adjacent to the existing boundary fence. The adjacent bungalow has no windows from habitable rooms facing the proposed extension. Concern has been raised regarding the two Velux roof lights on the bungalow that face the extension, but these roof lights afford light to the roof space ONLY, which is not habitable. There should also be no loss of light onto the adjacent bungalow and no overshadowing effect as the extension is on the south facing side of the existing dwelling.

LANDSCAPING (paragraphs 91-93)

The landscaping to the property will remain largely unaffected by the proposals.

HAVANT BOROUGH COUNCIL
DEVELOPMENT CONTROL
22 JUL 2010
RECEIVED

APPEARANCE (paragraphs 94 – 96)

The existing two storey property is of brick and render construction throughout with concrete tiles to all roofs. The proposed two storey extension will be built of brick and render to the ground floor level with tile hanging to the first floor with the roofs being covered with new concrete tiles to match the existing to the property.

ACCESS

The existing property is accessed form the entrance driveway and the proposed extension will be accessed from the same driveway with a level threshold entrance being provided 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.