

**DESIGN AND ACCESS
STATEMENT FOR
PROPOSED
SINGLE STOREY
REAR EXTENSION
AT
26 ROYAL WAY,
WATERLOOVILLE,
HANTS PO7 8JG
FOR
MR AND MRS VAUGHAN**

This Design and Access Statement is to accompany the attached planning application for the proposed single storey rear extension at 26 Royal Way, Waterlooville, Hants PO7 8LG. 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 roof within an estate development. The property comprises a two storey dwelling with a single storey element to the eastern end of the property. To the front of the property is a paved hard standing area for 2 vehicles. The current accommodation comprises lounge / dining room, kitchen, snug and office with attached garage at ground floor with three bedrooms and bathroom at first floor level. One bedroom having an en-suite.

AMMOUNT OF DEVELOPMENT (paragraphs 82-83)

Permission is being sought for the following works:-

- a) Erection of new single storey rear extension
- b) Internal alterations of the existing property

This extension and alteration will provide additional accommodation at ground floor only, and will include the provision of an additional bedroom with a new en-suite bathroom area. [REDACTED]

[REDACTED] The existing kitchen will be extended as shown.

The single storey extension will finish 2.20m from the existing boundary fence to enable uninterrupted access to the rear of the property from the side entrance gate.

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 with a flat roofed element. The internal layout will be laid out to enable wheelchair access throughout the re-modelled ground floor area.

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 with its existing single storey side extension will remain unaltered with the existing internal accommodation being modified. The proposed single storey rear extension will extend beyond the rear wall by 3.2m.

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 and single storey elements of the 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 existing side entrance path 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.

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.