DESIGN & ACCESS STATEMENT

152 Hiltingbury Road, Chandlers Ford, Eastleigh, SO53 3NS.

This report is prepared in support of a householder planning application for alterations to roof to provide first floor accommodation with front and rear dormer windows and a single storey rear extension. The existing garage roof will be replaced and a infill extension is proposed between the dwelling and garage.

The report will demonstrate that the development accords with relevant development plan policy and all material planning considerations.

Site Description

The application site is located within the built urban edge, in an established residential area of Hiltingbury.

The surrounding area is predominately residential in nature comprising of detached single dwellings located in mature spacious plots with long rear amenity gardens. In particular this section of Hiltingbury Road is bungalows and a number of chalet bungalows that define the character and appearance of the area.

Proposal

Planning permission is sought for a first floor extension above the existing bungalow footprint with a single storey flat roofed extension to the rear. The proposal would provide 3 bedrooms within the first floor living accommodation, with dormer style windows proposed to the front and rear. 2 beds are proposed at ground floor.

The existing property sits between no.150 and no.154 Hiltingbury Road, both being previously extended with increased ridge heights. The proposed alterations will see a modest increase in ridge height, allowing no.152 to sit comfortably between these two properties.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

There will be a temporary sitting of a mobile home to the front of the site during the proposed build which will be removed post construction period.

Character and Appearance

The application dwelling fronts Hiltingbury Road. There is a good set back from the main streetscene with a mature, high, tree along the front boundary. It is considered that there is good natural screening to the front, which would be retained as part of the proposal.

With similar developments being granted planning permission within the surrounding area, it is considered that the proposed roof form would not materially alter the character and appearance of the local area.

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Neighbour Amenity

The proposed development would see a overall increase of the existing ridge height by 1.4m. Having regard to the existing distance from neighbouring dwellings, the additional built form would not in itself result in harm to neighbour amenity.

The only windows proposed as part of the development would be dormer windows to the front and rear, and 2 side facing windows. The side window facing no.150 serves a proposed bathroom and as such would be obscurely glazed. The side window above the front door to the proposed landing, faces no.154 and is 5.6 metres to the adjacent property. This is thought acceptable provided by sufficient separation.

It is considered that the use of the rooms and lack of direct overlooking into habitable spaces of neighbouring dwellings ensures that the development would not result in unacceptable levels of overlooking or loss of privacy.

Having regard to the above information the development would not cause harm to neighbour amenity by reason of overbearing effect, overshadowing, overlooking, loss of privacy or loss of light and would therefore accord with the policy.

Design

Following consideration of surrounding dwellings, the proposal will complement the local vernacular, by the use of similar and established materials, details and features. The proposal will use a unifying palette of quality materials, but with variations in form, size and style that contribute and create a distinctive character area.

The property will be finished with rendered walls and dark grey fibre cement slate roof, materials that are similar in appearance to those found extensively in the houses within Hiltingbury Road and immediate area. The grey framed windows and doors are to contain high efficiency double glazing.

Conclusion

The development provides the additional living accommodation required by the applicants' without resulting in harm to the character and appearance of the area or that of neighbour amenity.

The development has been designed and considered with regard to the varying character of the area, and the built relationship the development has with neighbours. In addition full regard has been given to relevant development plan requirements.

It is therefore considered that the development offers an acceptable form of development that would contribute to the mixed character and appearance of the area, would preserve on-site parking provision for the site and would not unacceptably harm neighbour amenity. The local planning authority is therefore respectfully requested to allow the development as submitted.

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