

Figure 1 Front elevation

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Introduction

Mr and Mrs Richardson have appointed Temple Ford Design, architects to prepare a design and Planning Application for a rear extension to their house at 25 Velmore Road, Chandlers Ford. The Design and Access Statement examines the context, constraints and design proposals for an extension

The house is set in a plot that is 0.3319 hectares or 0.82 acres. The site is bounded by hedges and fences and with trees at the bottom of the garden

Summary of proposed application

The house has a living room, kitchen and dining room on the ground floor, five bedrooms and a small study on the first floor. This Application is for a new rear extension to the lounge, 3.0m x 3.8m wide measured internally. The client's brief asked for this to in keeping with the style of the existing house. The extension includes a window seat and access to a new patio.

In addition to the extension three narrow, stained-glass windows to the West gable are proposed to bring light into the lounge. There are no overlooking issues with the neighbouring property as the boundary is formed with a 2.1m high fence the house is set back 1.0m from the boundary



Figure 2 Rear view of the house

Context

The area is medium grained residential development, with a mix of one and two storey residential properties, set well back from the road, with large gardens, in a quiet area of Chandlers Ford. The area is close to shops, garages, public transport and all facilities. The house façade is predominantly red facing brickwork, with a plain clay tile roof and white timber windows & doors.

The architectural language is traditional in form and texture. The settlement area is defined tree-lined road with grass verges, footpaths, front & rear gardens with trees and shrubbery.





Figure 3 Front views showing 1.0m boundary gap





Figure 4 Rear views

Planning history

Permission granted as follows:

1. Application number Z/29238/001/00, Site address 25 Velmore Road Chandlers Ford, Eastleigh, Hants, Description First floor side extension, Permitted 10/09/1992
2. Application number Z/29238/000/00, Site address 25 Velmore Road Chandlers Ford, Eastleigh, Description 2 storey front and single storey side extension, Permitted 12/01/1987

The original total building area, including the garage, measured 151.46 m^2, The present building measures 233.67 m^2 – an increase of 54%

The new proposal will result in an increased area of 14.38m^2

Local list

The alterations will have no impact on biodiversity, wildlife or protected species. It is proposed to drain surface water to a new soakaway, as necessary.

There are mature trees at the end of the garden on the North boundary of the property but the proposals will have no impact on them.

Flooding

The Environment Agency Flood Risk Map indicates that the site is not at risk of flooding.

Planning policy

This proposed development lies within Chandler Ford West Ward, Eastleigh District B. With reference to the Eastleigh Borough Council Map it appears that general policies apply following policies apply

- Environmental sustainability
- Energy efficiency
- Trees
- Noise and
- Pollution

Support

The proposal has been discussed with the occupants of number 27 Velmore Road, who confirmed they had no objection to the proposal. The extension will impact on any other properties

Concept

The proposal addresses the need for a larger and more flexible lounge for a family and a separate music room. The extension will be built on an existing patio and the proposal will incorporate a new patio design closely linked to the sun room and the kitchen

The rear of the house faces due north and the existing patio has minimal benefit from evening sun. Reference the Contextual Analysis below.

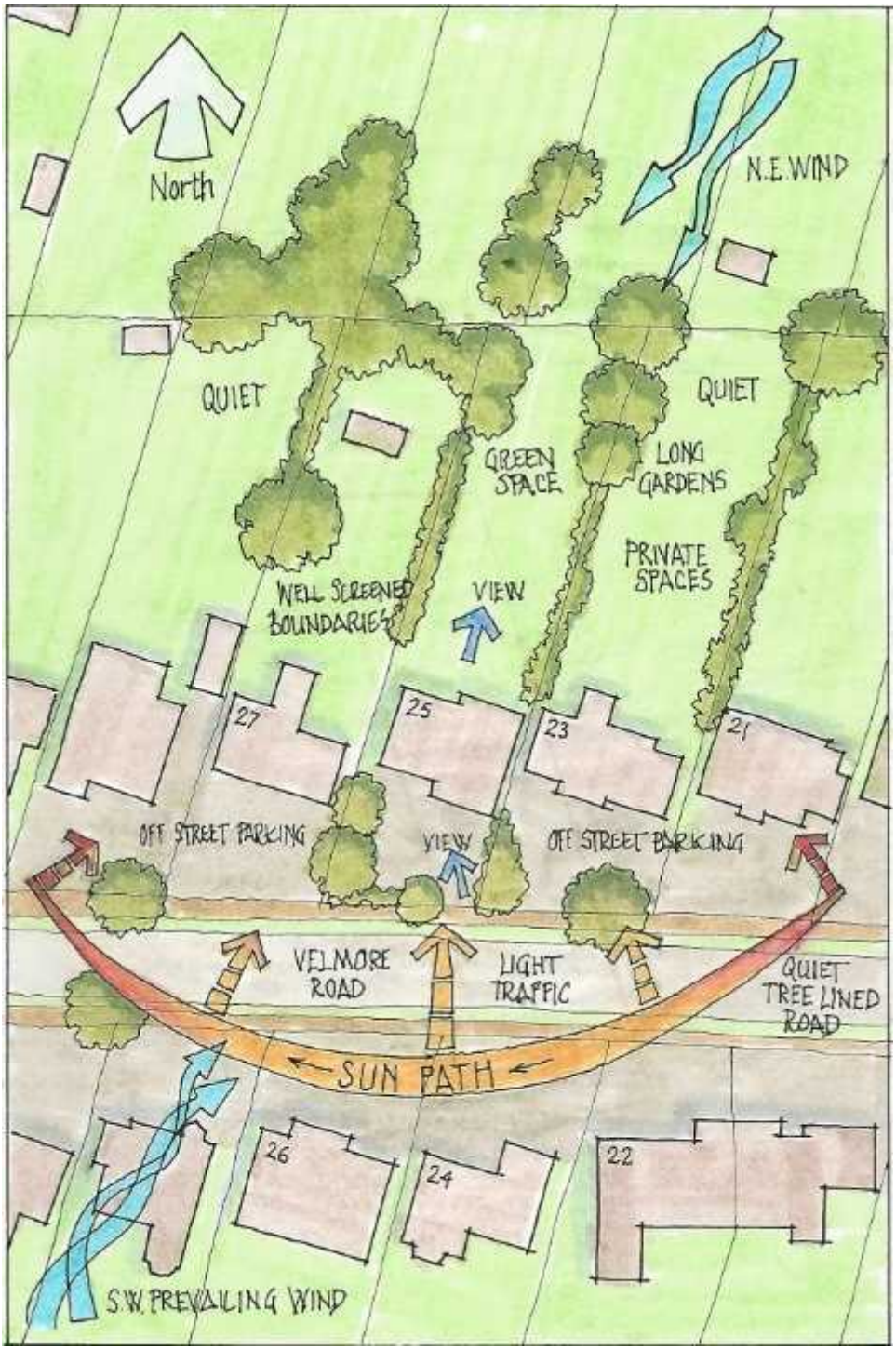

Figure 5 Contextual Study

The proposed extension, roof lantern and stained glass windows on the West wall will allow sunlight into this end of the house into the house. A window seat helps to draw the garden into the lounge and side panels will let in morning and evening sun

The form of the extension is designed to relate closely to the existing house and the roof finish and pitch match the existing roof. The roof lantern will be formed in seamless glass and is concealed behind the cant roof. Windows and doors will be constructed in timber and sections designed to match

Landscaping

A new patio provides a sheltered seating area and enhances the setting to the rear. Existing trees and shrubs are not affected by the proposal. New planting will be selected to encourage biodiversity and wildlife

Drainage

The existing drainage system will be retained and the new storm drainage will be taken to a new soakaway within the property

Access and parking

The scheme is designed in accordance with Part M of the Building Regulations and incorporates

- Parking, existing off-road car park will remain as at present
- The entrance to the extension and kitchen will be designed for level access with slot drains at the thresholds to prevent water ingress

Conclusion

The application & proposal has been carefully considered and designed to provide the client with a suitable and appropriate extension to meet their current needs and aspirations. The proposal falls within planning guidelines and policy and there is no loss of amenity to adjoining properties.

The statement has explored the policy considerations both nationally and locally and has demonstrated that the proposal is in compliance with the existing adopted policies. The proposal is judged as achieving a solution that patio will enhance the character of the property and its immediate surroundings

It has been demonstrated that the proposal is in compliance with the National Framework. On the basis of the above statement the applicant kindly requests that planning permission be granted.