# DESIGN AND ACCESS STATEMENT

Erection of New Single Storey and Two Storey Rear Extensions and General External Alterations to Existing Dwelling

At



St. Lucia
Salterns Lane
Bursledon
Southampton
Hampshire
SO31 8DH

On Behalf of
Mr & Mrs Webster

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## 1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the erection of new single storey and two storey rear extensions and general external alterations to existing dwelling at St Lucia, Salterns Lane, Bursledon, Southampton, Hampshire, SO31 8DH. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport

## 2.0 SITE LOCATION & SURROUNDINGS

The application site is located along Salterns Lane within the village of Bursledon. The existing dwelling is a large detached two storey house depicted by white rendered walls finished with a tiled pitched roof. There are small elements featuring arches to the rear of the property which create a villa style appearance with large glazed doors and windows.

There is an existing vehicular access to the property which provides access onto the main public highway. There are car parking areas and a turning head in front of the existing double garage.

The boundaries to the site are a mixture of timber fences along with established trees and hedging. There are existing dwellings to the south and west of the site with the main Salterns Lane running down the western boundary.

## 3.0 THE PROPOSALS

The proposals involve the erection of new single storey and two storey rear extensions to the existing dwelling. These will be traditional in design and enlarge the ground and first floor accommodation. It is also proposed to make external changes to the fenestration of the elevations with new windows and a redesigned balcony area at first floor level. All works will incorporate design features to match the existing house and all works will be retained within the domestic curtiledge of the site.

The proposals aim to provide additional accommodation and storage space within an established residential site. The new extensions will create a larger kitchen and family room area to the ground floor with an improved layout to the first floor. The new windows will improve the layout of the first floor bedrooms and overall will create more stimulating elevations. The new works will be located within the established boundaries of the site and improve the visual appearance from the public views.

## 4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the countryside and more specifically within the Old Bursledon Conservation Area and Special Policy Area as identified under Eastleigh's Borough Councils Local Plan Review 2006 and the Revised Draft Local Plan 2011-2029.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Planning Documents and Planning Policy Guidance.

**LOCAL DEVELOPMENT PLAN POLICIES**

Eastleigh Borough Councils
Local Plan Review 2006

1.CO Criteria for Development in the Countryside
179.LB Old Bursledon - Protection

Eastleigh Borough Councils
Revised Draft Local Plan
(2011-2029)

BU7 Residential Extensions and Replacement Dwellings, Old Bursledon Special Policy Area
S9 Countryside and Countryside Gaps

**SUPPLEMENTARY PLANNING GUIDANCE**

None

**PLANNING POLICY GUIDANCE**

National Planning Policy Framework

## 5.0 DESIGN

The design of the proposals aims to create additional floor space for the existing house and improve the light aspects to the first floor bedrooms. The proposed new extensions will be follow the form of the existing projections and use traditional materials such as render to the main elevations with a tiled pitched roof. New doors and windows will be metal and provide a striking appearance with large areas of glazing. The extensions will sit within the boundaries of the existing site and will maintain all the access and car parking arrangements.

## 6.0 ACCESS

The site and its immediate surrounding area are within a low accessible area within the village of Bursledon. The site has an established use for a detached dwelling and garage along with an existing access and car parking facilities. The existing access arrangements will be maintained as part of the proposals with the proposed new extensions being located on the rear aspect of the existing dwelling. There will be no loss of existing car parking spaces and the proposals will not increase the number of bedrooms.

## 7.0 PLANNING CONSIDERATIONS

Under Eastleigh Borough Councils Local Plan Review and Revised Local Plan the proposals for the site are required to conform to the policies set out for development within the countryside and special policy area as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to the development of an existing lawful residential use within the countryside as well as any effect on the conservation area and special policy area. Specific consideration will need to be given to the local and national policies.

The proposals involve the erection of new single storey and two storey rear extensions to the existing dwelling. The ground floor extension simply continues the form of the existing dwelling along the side boundary stepping in to reduce the impact. The two storey extension will be constructed over the existing ground floor footprint and will form a simply projection extending out to the rear and side elevations. The extensions maintain the same roof lines in order to minimise the impact to the surrounding properties and consolidate development to the boundaries.

The existing access will provide a safe access to the dwelling and there will be no changes to the existing car parking facilities and turning provisions within the site. The proposed extensions will not affect any boundary treatments and will sit comfortably within the existing domestic curtiledge. The access areas will be improved and bin store arrangements will be maintained as existing.

All the works will improve the overall appearance of the detached house not only from within the site but from public views. The improvements to the kitchen and family room will benefit from the views over the swimming pool and enable a better relationship to the remaining garden areas. The redesign of the first floor will improve the light and environment to the existing bedrooms and sanitary facilities and will not create any outlook of privacy issues subject to the necessary obscure glazing.

The existing dwelling as presented is lawful and stands as it did prior to 1982 when the conservation area was designated. The proposals create modest extensions contained within the size limited under the Special Area Policy.

## 8.0 SECTION 106 CONTRIBUTIONS

Due to the nature and scale of the proposals it is not considered that any financial contributions should be sort for this development.

## 9.0 SUMMARY & CONCLUSIONS

In overall terms it is felt that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission for the erection of new single storey and two storey rear extensions and general alterations to the existing house. The extensions will be traditional design and will be located within the established domestic curtiledge.

The existing access arrangements provide suitable access to the site and have been operational throughout the use of the site for residential activities. The overall development has been located to maintain the car parking and turning facilities and not to interfere within any neighbouring properties. The impact to the surrounding area will be minimal as the development will be located along the existing form of the side elevation fronting Salterns Lane which is protected by established hedging.

The development will improve the living accommodation and environment of an existing established residential dwelling. The development will be contained within the established boundaries and the new extensions have been designed to be simply and small scale. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for development. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for the continual use for residential development.

## 10.0 APPENDIX A (PHOTOGRAPHS)



View to front of existing dwelling.



View of existing dwelling and garage.



View of existing rear elevation and swimming pool.



View of existing rear elevation and side projection.



View of existing single storey projection.



View of existing balcony.



View of existing single storey element alongside boundary.



View of existing garden.