DESIGN & ACCESS STATEMENT

Proposed Single Storey Rear Extension.

Clark Gables
School Road
Bursledon
Hampshire
SO31 8BY

Revised Scheme
August 2014

Site Location

The property Clark Gables is located on a two-acre plot within the ward of Bursledon & Old Netley. The property is accessed via a private driveway, the entrance of which is shared with three further dwellings. It is situated within a conservation and special policy area. The properties in the surrounding area are secluded and of a substantial size, each with its own individual style of architecture.

The Proposal

It is proposed to extend the existing kitchen to the rear of the property in the form of a single storey extension. This will give the owners additional kitchen and dining space.

Planning History

App. No. C/14/74380 Decision Date: 18/06/14 Decision: REFUSAL

Description: Two storey rear extension.

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App. No. C/13/73687 Decision Date: 28/03/14 Decision: WITHDRAWN

Description: Single storey rear extension & formation of first floor balcony.

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App. No. Z/14963/006/00 Decision Date: 11/03/04 Decision: PERMIT

Description: Retention of summerhouse, pump house and covered barbeque.

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App. No. F/04/50119 Decision Date: 30/03/04 Decision: PERMIT

Description: Construction of first floor rear dormer and balcony, detached garage with first floor storage and re-siting of existing green house.

The Design

USE
The plot currently consists of one dwelling, a double garage and various out buildings. The residential use of this site will remain unchanged.

AMOUNT
The buildings currently have an overall floor area of 437.4m² (measured externally), with a garden of 0.79 Hectares.
The proposed property will be increased to 504m²; this is an increase of 66.6m².
As part of this application it is proposed to remove the single garage that is located to the front of the property and also the summerhouse and covered barbeque area in the rear garden (that was previously approved by App. No. Z/14963/006/00). With the removal of these structures it will reduce the accumulative massing of the buildings on this plot.

LAYOUT
See drawing No. 3

APPEARANCE
The proposed extension has been designed to be in keeping with the existing building style, by continuing the architectural theme. The choice of materials will closely match that of the existing property.

SCALE
The height and visual mass of the proposed extension will not have an overbearing impact on the surrounding landscape as:

1. The maximum building height of the proposed extension is 3.495 metres.
2. The proposed extensions will have a minimal impact on the building to land ratio as the property is situated within a large plot (2 Acres).
3. The garden is enclosed by a high evergreen hedge (approx 12 –15 ft) on the rear and side boundaries. This obscures any views onto the proposed extension.

LANDSCAPING
The proposed addition to the property will have a minor impact on the surrounding garden. The only necessary alterations will be to the patio areas to the rear of the house. There will be no changes to the existing shrubs and trees.

Access

- It is proposed to continue to use the existing access to the site and the property.
- All hard landscaping surfaces to be pervious or free draining for ease of use by any person with limited mobility.

Photographic record of the current property



REAR ELEVATION



SIDE & REAR ELEVATION



FRONT ELEVATION



DOUBLE GARAGE