Design & Access Statement

(incorporating Tree Protection Statement)

Proposed Two Storey & First Floor Side Extension
3 Pudbrooke Gardens
Hedge End
Southampton
Hampshire
SO30 4RA

For

Mr & Mrs Kinally

Dated: July 2012
Revision: A

PMG
SurveyingPlanDrawingConsultancy

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Introduction

This statement has been prepared in support of a detailed planning application submitted to Eastleigh Borough Council for a proposed two storey and first floor side extension at 3 Pudbrooke Gardens, Hedge End.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property, the established streetscene or any neighbouring properties.

My clients, Mr & Mrs Kinally, own the freehold interest in the property.

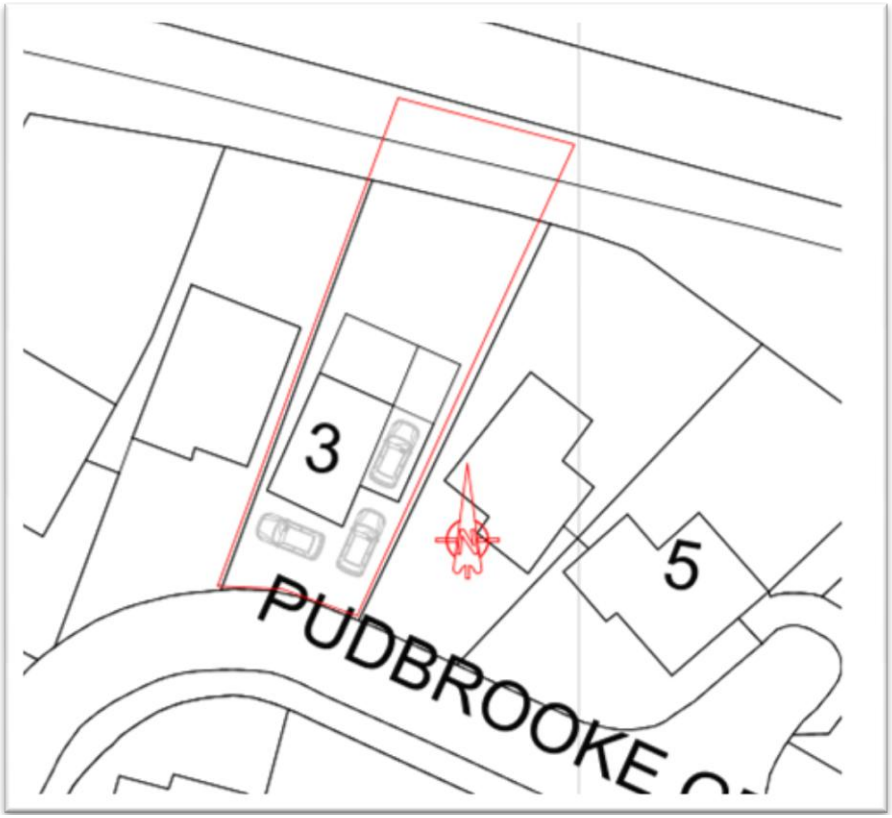
The Existing Site

The property in question is located on the northern side of Pudbrooke Gardens, and within a predominantly residential area.





The two storey property, which is located within a close of detached dwellings dating to the late 1980s, has a pitched roof, brick external walls and white UPVC windows and doors. To the eastern side of the property is a single storey pitched roof garage whose frontage is set back from the facade of the dwelling. To the rear of the dwelling a single storey mono pitched extension has been constructed – presumably under Permitted Development Rights.



The neighbouring dwelling to the east of the property, 4 Pudbrooke Gardens, is off parallel with the 3 Pudbrooke Gardens and its frontage is also set further back.

To the front of the property are two off road car parking spaces, with an additional off road car parking space within the existing garage.

My clients have recently begun constructing a single storey rear extension under permitted development rights, and have excavated and cast the foundations and installed the ground floor construction. These works have been the subject of a Building Regulations application – ref: FP/2829/11. The two storey proposed extension which is the subject of this application will follow the same footprint of this current extension.

Planning History

There is no notable planning history for this site.

A mono pitched rear extension to form a ground floor kitchen and WC has been constructed at the property but it is assumed that this extension was constructed under permitted development rights.

A single storey extension to the rear of the garage is currently being constructed under permitted development rights, but my clients would like to seek consent for this extension to be formed into a two storey extension.

Constraints

The building not listed nor does it form part of a Conservation Area.

It is understood that the tree within the rear garden, but some distance from the proposed extension is protected by a tree preservation order. This mature tree does not have any branches which overhang the proposed extension, therefore, these proposals will not require any pruning of the tree.

The foundations to the extension are all existing; either having been constructed as part of the existing dwelling or as subsequent extensions.

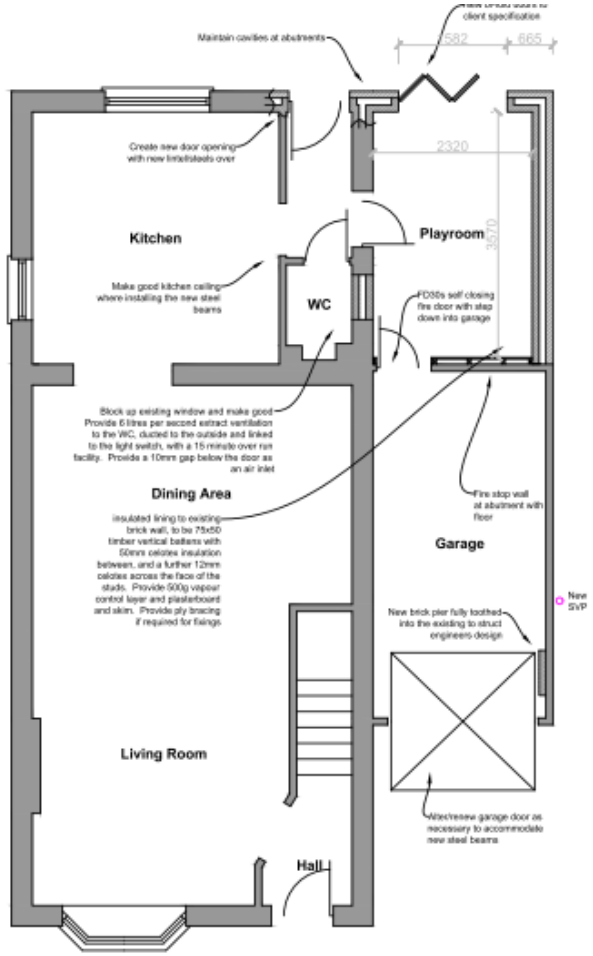
Should the Local Authority require, Heras fencing can be erected on the line canopy of the tree to prevent any materials or plant being stored near the tree.

Pre-Submission Consultations

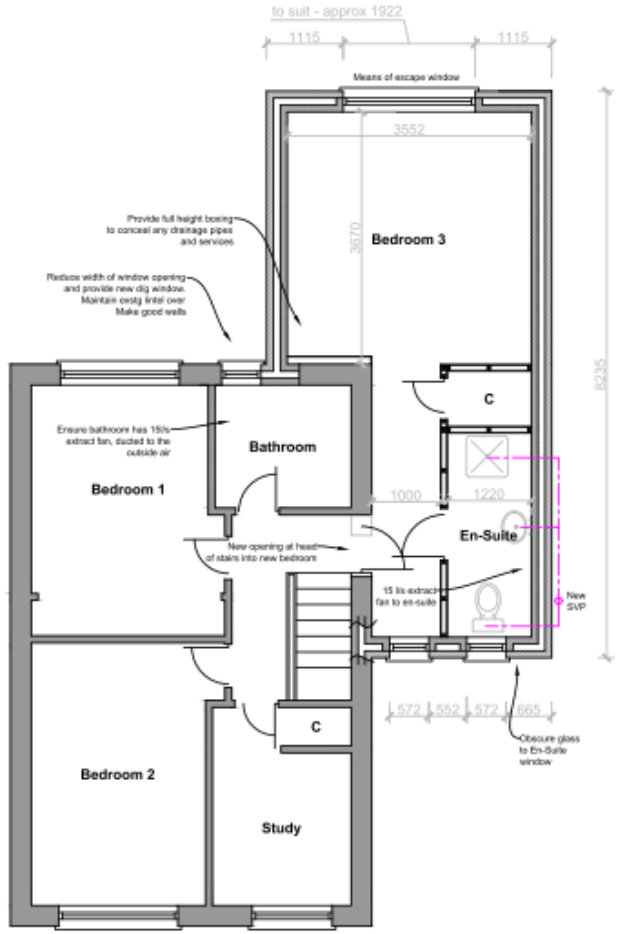
No formal pre-submission consultations have been carried out for this proposed project

The Proposal

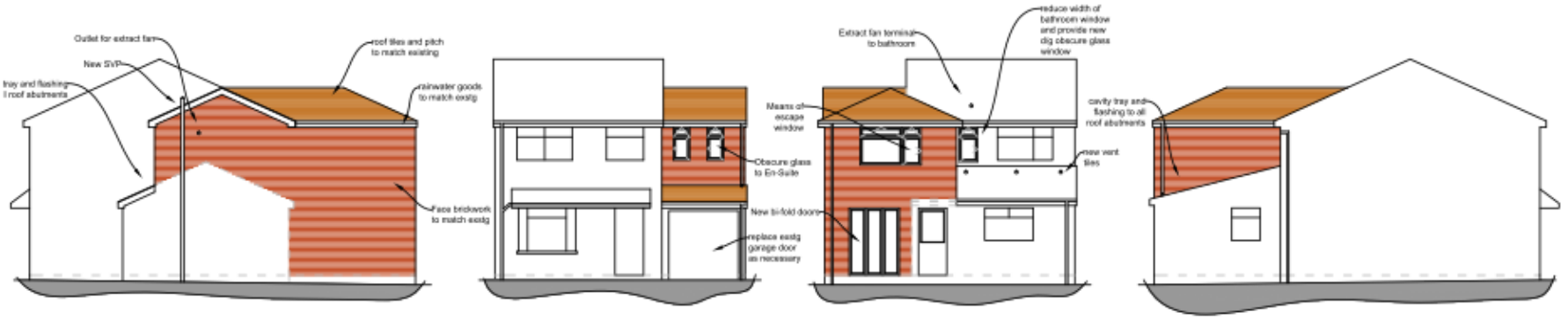
The proposal is construct a two storey side/rear extension together with a first floor extension over the existing garage. The proposals will create a new master suite at first floor level with a new playroom at ground floor level.



Proposed Ground Floor Plan
1:50



Proposed Ground Floor Plan
1:50



Design

The proposed design, which aims to complement the architectural style of the existing dwelling, will not significantly increase the ground area covered by the property.

The rear portion of the extension will be formed over a previous mono-pitched extension and a single storey extension to the rear of the garage (currently being constructed under permitted development rights). The front portion of the extension will be constructed over the existing single storey garage. The facade of the proposed extension has been set back from the frontage of the garage to pay appreciation to the line and orientation of the neighbouring building. This setting back of the wall ensures that the extension does not restrict light from the neighbour property and does not also act as an overbearing or unneighbourly structure.

The front elevation of the property will experience little change as the proposals have minimal bulk and volume, as such the proposals would not adversely affect the established streetscene. The line of the new first floor front wall and the extension ridge level also ensure that the extension is subservient to the existing property.

No windows have been proposed to the side elevations to ensure that the privacy of neighbouring properties is not compromised.

The extensions will also ensure that three off road car parking spaces are retained at the property.

The external walls will be of matching brickwork, the roof will have a matching pitch and matching tile finish and the windows will be white UPVC to match the existing. The facade of the west elevation has been marginally set back from the back edge of the footpath so that the eaves and gutter projection does not oversail the public highway.

Amount/Scale

The proposals will not increase the existing footprint of the property as the extension will be constructed over the existing garage and over previous extensions. The scale of the development also shows appreciation to the neighbouring properties by maintaining a suitable distance and limited bulk so as not to restrict daylight or become overbearing.

Layout

The proposals create a layout which respects the layout of the existing property, and minimises the amount of alterations to the existing dwelling.

Landscaping

No works are proposed to the existing landscaping arrangements

Appearance

The proposed extension will complement the appearance, style and material used in the existing dwelling and neighbouring properties. The proposals will not greatly affect the existing front elevation.

Conclusions

It is my clients opinion that the proposals respect the existing dwelling and is a well proportioned extension, which will enhance the existing streetscene without impacting upon any neighbouring properties.

My clients believe that the proposals will provide the necessary additional living space without breaching any local planning policies.