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1522: Design & Access Statement

Householder Planning Application for:

43 Hocombe Road, Chandlers Ford

Mr & Mrs Convey

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introduction



Extract from Google Maps
Do not scale

This document describes and discusses a proposed extension to the 43 Hocombe Road, Chandlers Ford.

This is a detached house of traditional construction and vernacular design for the area. The existing external materials include brickwork walls, pitched tiled roof and tile hanging to a rear facing dormer.

This property enjoys a large plot with reasonable size enclosed front garden and larger private rear garden. A driveway provides sufficient space for turning a vehicle allowing access to the highway in a forward gear.

The house is well screened from the public highway with mature planting, though glimpse views are possible, particularly head on.

proposal

The proposed development is to form a first floor extension to the front elevation. This will be formed over an existing single storey front extension. The proposed extension will provide an ensuite space to an existing bedroom at first floor.

The proposed extension has been designed to be in keeping with the architecture of the existing property. It will not expand the existing footprint of the house. The scale and massing is also in keeping with the existing house.

The walls of the first floor element of the extension will be tile hung, to match that of the rear facing dormer. This will reduce the impact of the extension whilst being clear that it is an extension. The roof will be pitched and tile clad to match the existing main roof. The roof pitch will be filly hipped, again, to match existing.

Two windows have been introduced into the front elevation to provide light and ventilation to the new space. These are located in relation to the existing windows below in the ground floor element. These will be formed in uPVC to match the existing windows.

The proposed extension faces the highway in a due north orientation. It is therefore not considered to impact on any sunlight or daylight of either neighbour. There are no residential properties opposite, which will therefore not cause any impact or change for any other property owner.



Proposed front elevation
Do not scale

conclusion

The proposed development for 43 Hocombe Road, Chandlers Ford is a first floor extension to the front elevation.

The extension has been designed to be in keeping with the existing building using matching external materials. Similarly, the roof design matches the existing building with a fully hipped pitched tiled form.

The space will form an ensuite for one of the existing bedrooms within the existing house. The windows will therefore be obscure glazed avoiding any potential overlooking or privacy issues.

The buildings orientation with the front elevation facing due north will avoid any loss of sun or daylight to any neighbour.

This extension is well designed and in keeping with the existing property. It is of a scale that is appropriate to the existing building. Massing of the front elevation has been broken by the introduction of two front facing windows that are in keeping with existing windows below them at ground floor level.

The extension has a subservient value to it by reducing the width between the windows in relation to the ground floor windows and by applying a change in the external materials from brickwork to tile hanging.

This proposed extension provides added amenity to this existing dwelling that will benefit the owner/occupiers and future users. It is in keeping and well designed meeting all relevant planning policies.