1 White Court, West End Road,
West End SO30 3BH

47 Teg Down Meads, Winchester SO22 5NF
Tel. 01962 620028 email: brookmorton@gmail.com



Introduction

This statement has been prepared by Brook Morton Architecture on behalf of the applicants Philip and Janette Clacy of 1 White Court, West End Road, West End SO30 3BH for a householder planning application comprising; replacing an existing conservatory with rear and side extension; providing a new boundary wall along highway in place of boundary hedge, with a new gate to a new pedestrian entrance and a new gate to the existing vehicle entrance; rebuilding existing retaining walls to parking courtyard with minimal alterations to the existing parking layout, at that address.

Site Context

No.1 White Court is accessed from a private driveway directly off West End Road, a residential road. The site benefits from a rear North West facing family garden, a double garage with a store, a parking court a planting and lawned garden to the South and East.

Description of House and Garden

The house is two storey family dwelling with four bedrooms. There is an aging conservatory to the North West corner of the house. The retaining walls which set out the parking court are in need of rebuilding due to structural failing in a number of locations.



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Design Proposal

It is proposed to replace the existing conservatory with a side and rear extension to extend the existing kitchen and dining room into a new kitchen / family room.

To rebuild the existing retaining walls to the existing parking court with the new walls a new design for the retaining walls.





Replace the existing hedge to the front of the house is to be replaced with a new boundary wall of brick piers and rendered blockwork.



Access

The vehicle access to the site remains unchanged. A new pedestrian access will be provided with a new gate formed between two brick piers.

Impact of the proposed development on neighbouring properties and the wider environment

With the exception of the boundary wall the proposal will have no impact on the locality. The new boundary wall will improve site lines on the highway, improving the local safety.

Summary

The proposal is for a common contemporary improvement to an existing family home. There is no increase in occupancy, only improvement in facilty.