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1505: Design & Access Statement

Householder Planning Application for:

12 Castle Lane, Chandlers Ford

Mr & Mrs Davies

May 2015

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introduction



Extract from Google Maps
Do not scale

This document describes and discusses a proposed extension at 12 Castle Lane, Chandlers Ford. The proposal is a first floor side extension, revised front porch and loft conversion with rear facing dormer.

The existing building is a large semi-detached house in Castle Lane, Chandlers Ford. This property is a typical semi-detached that is prevalent along the end of the lane.

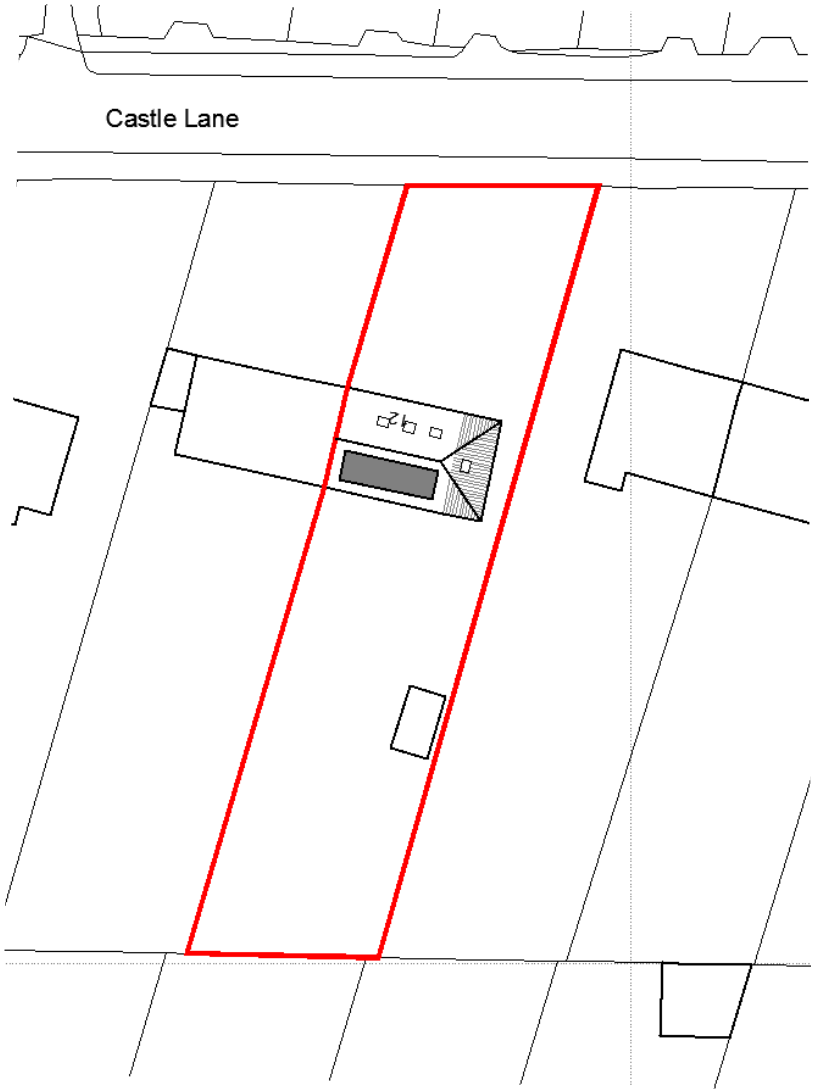
As existing it has a modest single storey side extension set behind an attached single garage to the side. The house benefits from a large enclosed front garden with its own driveway. A larger enclosed rear garden is also enjoyed by the property.

Internally, the building is large in scale with tall ceilings and large rooms. It currently enjoys three bedrooms and a bathroom at first floor and ground floor has an open plan kitchen dining area to the rear, separate living room and integral garage.

The dwelling is traditionally constructed of red brick walls and tiled pitched roof. Its architectural detailing is traditional of its time and setting with other nearby dwellings of a similar theme.

Its attached neighbouring house has been significantly extended with a full two storey side extension. There is no subservience in that extension, however this is a theme that appears on many of the extended dwellings of this type in this location.

proposal



Proposed Site Plan
Do not scale

The proposed development is to construct a first floor side extension and convert the loft space for additional accommodation.

The side extension will see the existing attached garage demolished and replaced forming a study at ground floor level. This will also see a slight forward projection to line through with the existing front porch. The new extension will line through with the existing rearward side extension to square off the building.

The first floor part of the extension will match be an extrusion of the main house and roof line. This space will form a new master bedroom suite with dressing room and ensuite.

The existing and new loft areas are proposed to be converted to form a fifth bedroom with a separate ensuite. The loft conversion will be accompanied by a rear facing dormer window. The ensuite will include a side facing roof light. Three more roof lights will bring daylight and fresh air in from the front elevation.

The architectural style and detailing will match the existing house and therefore be in keeping with the existing building. Matching red brick and tiled pitched roof will match and line through with the existing to match in with the attached neighbour extension.

policy

This proposal achieves the guidelines set out in the Eastleigh Borough Council Local Plan primarily through policy 59.BE, which looks at promoting good design.

The proposed development of this property takes full consideration of the site and its surrounding context. The design is intended to be in keeping with the style of the existing building, which is formed from a vernacular style of the area. Therefore its design and character are appropriate for the setting.

The mass, scale and density of the design is also in keeping with the surrounding and immediate area. Neighbouring properties have been carefully considered and the proposal presents no harm to any neighbour. There will be no overlooking, shadow casting or other impact on any neighbours.

The development makes good use of the land available for this property by forming a side extension and loft conversion rather than pushing backwards to meet the changes in large residential family demands for today.

The parking requirements for the dwelling will not be affected due to the size of the existing driveway, despite losing the attached single garage. The existing garage is used as a utility space as existing and therefore not currently used for parking a car. The driveway has sufficient space and turning to accommodate the needs of this improved dwelling enabling cars to drive onto the highway in a forward gear.

Overall, where the design is in keeping the proposal can be considered appropriate. The design matches the existing architectural styling and scale whilst also mimicking the similar side extension of this dwellings attached neighbour. Forming subservient lines would be inappropriate and out of keeping. This relatively modest design provides much needed additional accommodation without imposing any impact on any neighbour or the street scene view and appearance of the dwelling.

conclusion

The proposed development for 12 Castle Lane is a first floor side extension with loft conversion and rear facing dormer. The design is in keeping through design, materiality and scale to the existing building and its immediate surroundings.
The proposed improvement will bring much needed additional accommodation to the property that will meet the needs of modern family life today.

Parking will be unaffected by the changes including the loss of the existing single garage due to the size of the existing driveway. The existing driveway will be able to accommodate the parking needs of this improved dwelling whilst still allowing cars to turn on the driveway and access the highway in a forward gear.

The design is similar to the attached neighbour as an extrusion of the existing building, rather than creating any subservient lines. This appears to be the form in this immediate area with several similar dwellings being designed in this way. This simple extrusion continues the brick face and roof pitch lines. The scale of the existing building and the gaps between dwellings allows for this simple extrusion without compromising the feeling of the area.

This proposed improvement is a successful design that is in keeping with the existing building and immediate area. Using matching materials enhances the in keeping nature of the design. The design has no impact on any neighbours or the street scene demonstrating this as a good design solution.

Proposed Street Scene
Do not scale

