MDH ARCHITECTURAL SERVICES

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DESIGN & ACCESS STATEMENT

14-06-11

TWO STOREY REAR EXTENSION AT;
210 MARKET STREET, EASTLEIGH, SO50 5QB

Planning History

We are aware of no relevant planning history on this site.

Pre Application Consultation

Drawings showing the proposals were issued to Eastleigh Borough Council with a covering letter dated 17.05.11.

The LA replied in a letter dated 01.06.11, your ref. No Q/11/69099, advising that the proposals could not be dealt with as permitted development, so that a planning application would be required.

Existing Site & Context

Site Area

The application site is approximately 145m2.

Context

The site is located in an area dominated by typical late Victorian/early 20th century two storey terraced housing.

The application site is located next to the No 208 Market Street, situated on the corner of the junction with Grantham Road.

The site is ideally located with level access to the Town Centre facilities that are located within 500m.

Bus and Rail facilities are located within 200m and 800m respectively.

Existing Dwelling

The existing two storey house features an open plan living/dining room with a kitchen in a rear wing, with two bedrooms and a bathroom located on the first floor. With a further single storey former outside WC located in a brick structure with a lean-to room located on the rear wall of the kitchen facing the garden.

The rear garden has access to an alley that leads on to Grantham Road.

The neighbouring property, No 208 is peculiar to most of the other houses in this terrace, with a rear extension that extends into rear garden of the property beyond any notional building line formed by the rear wings of the rest of the terrace No 210 included.

Photographic Survey

See Appendix I

Design Principles

Proposed Use

The proposed is of the site is for (Class C3) residential development.

Proposals – Concept Scale and Location

The proposal seeks to extend the rear wing to provide an integral dining area to the ground floor kitchen with direct access to the rear garden via French doors.

Whilst at first floor level the extension will allow an additional small bedroom to be formed to give 3 bedrooms in total.

The new rear wing is similar though not as large as the rear wing on No 208 to the North of the application site that features a similar hipped roof.

Precedent

A two storey extension to the rear of an almost identical house at 165 Market Street Planning Application No: F/06/56365, was approved on 20.04.06.

Proposals – Materials & Detail

Proposed facing materials will be chosen to mach those of the existing house.

Trees & Hedges

There are no trees or hedges near the proposed works.

Access

Highways and Pedestrian Access

Existing pedestrian access arrangements to the site are not altered by the proposals.

The existing site has no on site provision for car parking, though parking is available on the highway outside the property to permit holders between the hours of 8am to 8pm from Monday to Saturday.

Cycle Storage

The front garden and rear garden can provide locations for the secure storage of cycles.

Refuse Storage

Existing refuse collection arrangements will be unaffected by this application.

PPS 22, Green Issues and Renewables

Landscaping

Demolition materials from the existing site, or other local sources will be used as hardcore for the new dwelling wherever possible, in order to save on the need for unnecessary transport and landfill costs.

Materials

Locally sourced and traditional materials will be used wherever possible.

Labour

Local labour will be used where possible in order to reduce travelling costs.

Embodied Energy

Materials used in the construction will have low embodied energy and be recyclable where possible.

Rain Water

Water butts will be provided to capture roof run off. Hard-standings paved or decked areas will feature details that provide water permeable surfaces where possible.

Negotiation

All matters to do with this application are negotiable. We do not want this application to go to committee or be determined until the planning authority is in a position to recommend for approval. If there is any reason why you are unable to recommend for approval, or if you require any further information, please do not hesitate to contact us.

Appendix I - Photographic Survey



Front West Elevation.



Rear East Elevation, No 208 to the right, No 210 to the left centre.



Rear East Elevation from rear garden, No 208 to the right and No 210 to the left.



Rear East Elevation.