

**Proposed single storey extension at
34 Yardley Road, Hedge End**

Introduction

This application comes forward following refusal of planning application H/21/91770. That application was refused on the following grounds:

- 1 The proposed development, due to its siting, design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of the house, wider street scene and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]

The application makes more efficient use of the roof-space to add a bedroom to the first floor. The previously submitted front facing dormer window is now proposed to sit alongside and behind those others that exist on the side elevation and so is not at odds with the wider street scene nor detrimental to the character and pattern of development within the locality.

The new proposals also include a rear extension, this provides additional living / kitchen space for the growing needs of the family to meet the demands of modern day living.

Design

The extension is located to the rear of the dwelling in-place of existing raised decking. It has been designed carefully to minimise its scale and bulk when viewed from the closest neighbouring dwelling to the northern boundary. The extension with its low form utilises the sites topography to further reduce its impact. The use of painted render, to match the dwelling will further help the form sit within its surroundings.

The dormer will match those that exist and given it will sit behind the existing dormers has no impact upon the street scene. No glazing is proposed to the new dormer and so there will be less side facing windows than that as exists presently.

Access

No change is proposed to how the building is accessed. The rear extension will still have patio doors facing the amenity area.

Parking

No change the current frontage parking and turning area.

Amenity

The proposed extension is 5.85 meters in length from the existing dwelling and has a footprint of 30 sq/m.

This is to be sited on existing raised decking area. Much of the existing decking is to be retained as shown on the application drawings to maintain an area for sitting and relaxing. Over 400sq/m of soft landscaping exists and is to be retained. The loss of 30sq/m amenity is considered minimal when considering the curtilage of the site and amount of private, quality amenity retained.

Flooding

Whilst the application site has elements sitting within flood zone 3, the proposed development relates to built form adjacent the existing house and so within Flood Zone 1.

See map below, with the application site outlined in red and proposed extension in black, set well away from Flood Zone 3.

