

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

ADDRESS:

50 Shaftesbury Avenue, Chandler's Ford, Eastleigh
SO53 3BP

DOCUMENT:

Design and Access Statement

DATE:

10.07.2022

PROJECT OVERVIEW:

Side extension to accommodate a utility room.

Drawings are indicative from survey information taken on site and supplied by the applicant. All dimensions are approximate and need to be verified on site.



SITE LOCATION

The property at 50 Shaftesbury Avenue is not situated in any conservation areas or areas of outstanding natural beauty. The property is not a listed building.



Planning map taken from Eastleigh borough interactive planning map



Aerial map taken from google maps

EXISTING BUILDING

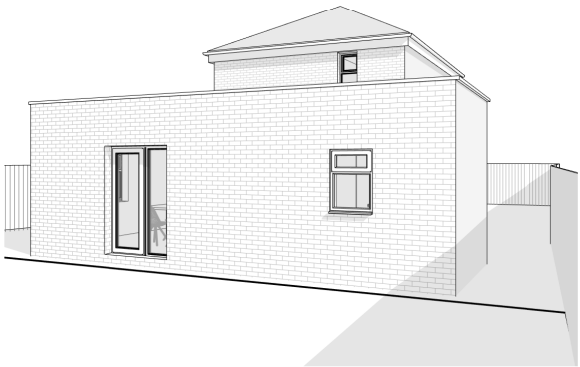
The existing building is a detached house constructed from traditional masonry. The roof is a hipped, constructed from traditional concrete pantiles.

The building includes white window and door frames and black soffits, downpipes and gutters.

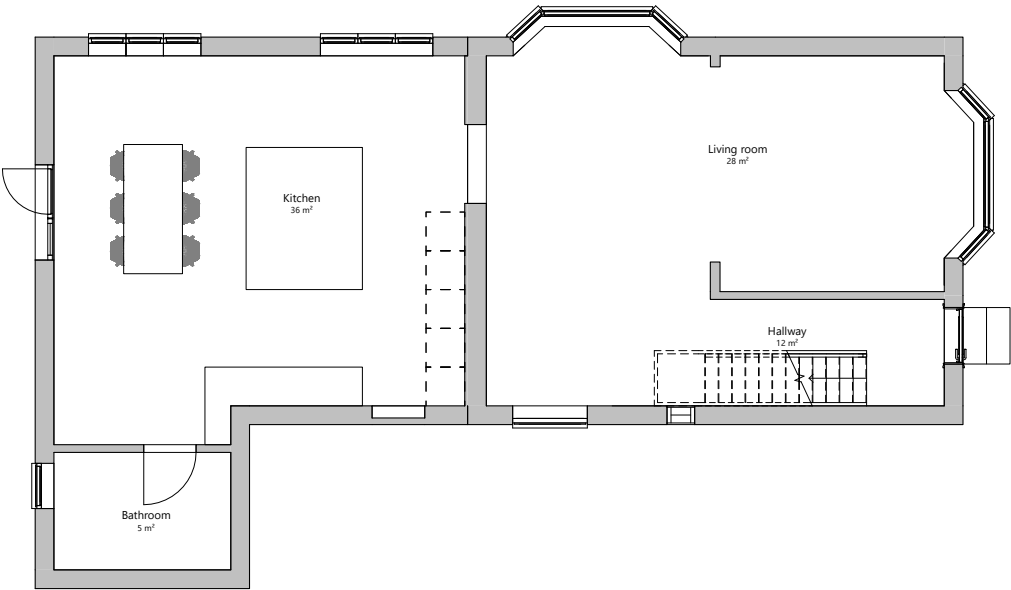
The house includes a previous extension constructed with materials to match the original house and a flat roof parapet detail.



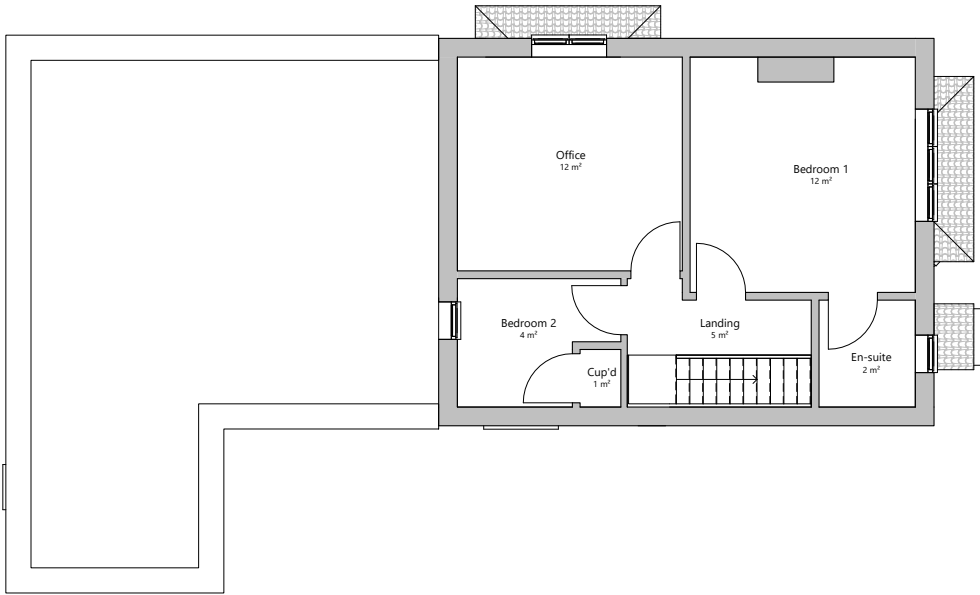
Front External View



Rear External View



Existing Ground Floor Plan



Existing First Floor Plan

EXISTING BUILDING PHOTOS



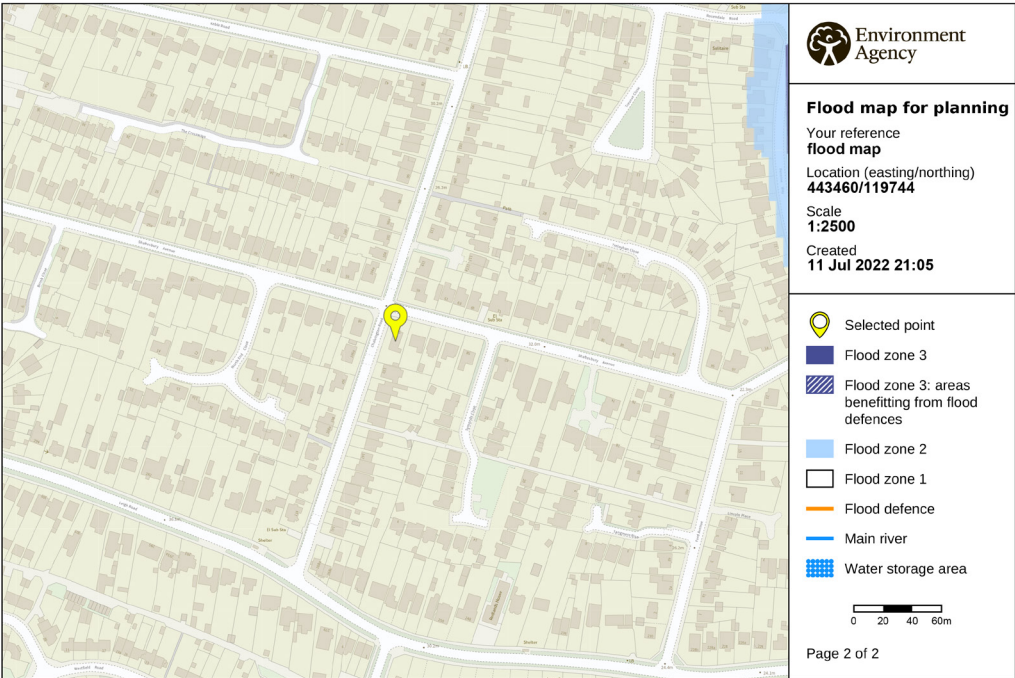
Site photo from the front garden



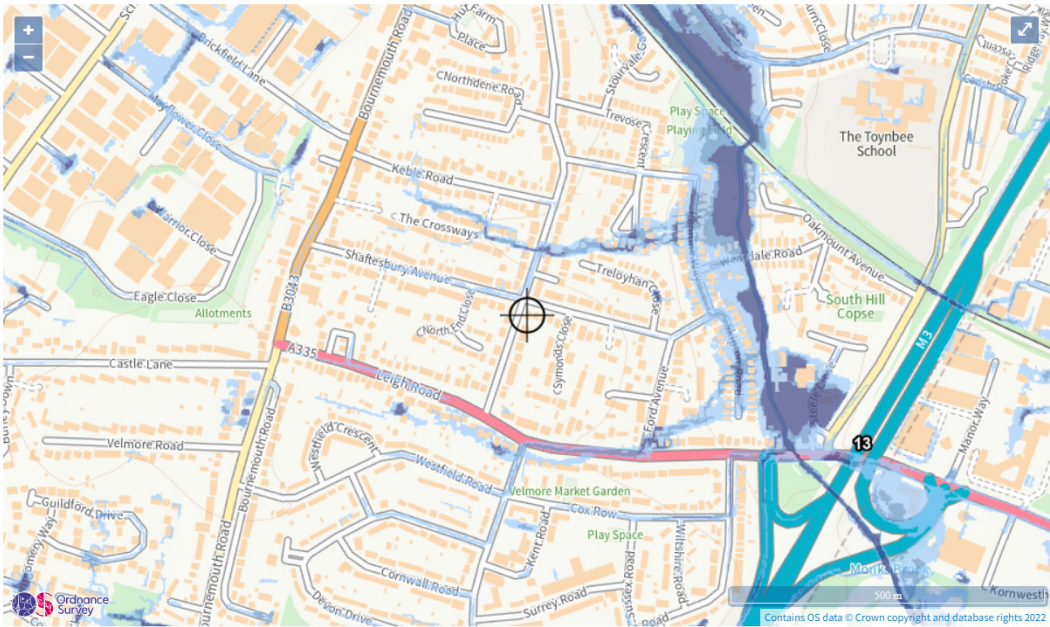
Site photo from the rear garden

FLOOD RISK ANALYSIS

The property is situated in Flood zone 1 which means there is a low chance of flooding and the risk of flooding from surface water is very low. This is shown in the maps below:



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PROPOSED BUILDING

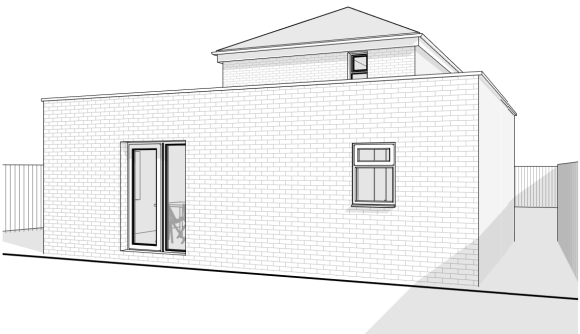
The proposal is to add a small rear side extension to the existing kitchen. This will provide the property with a utility space.

The proposal will be constructed using the same materials as the existing house. The parapet roof of the existing extension will be continued along to construct the same detail for the proposal roof.

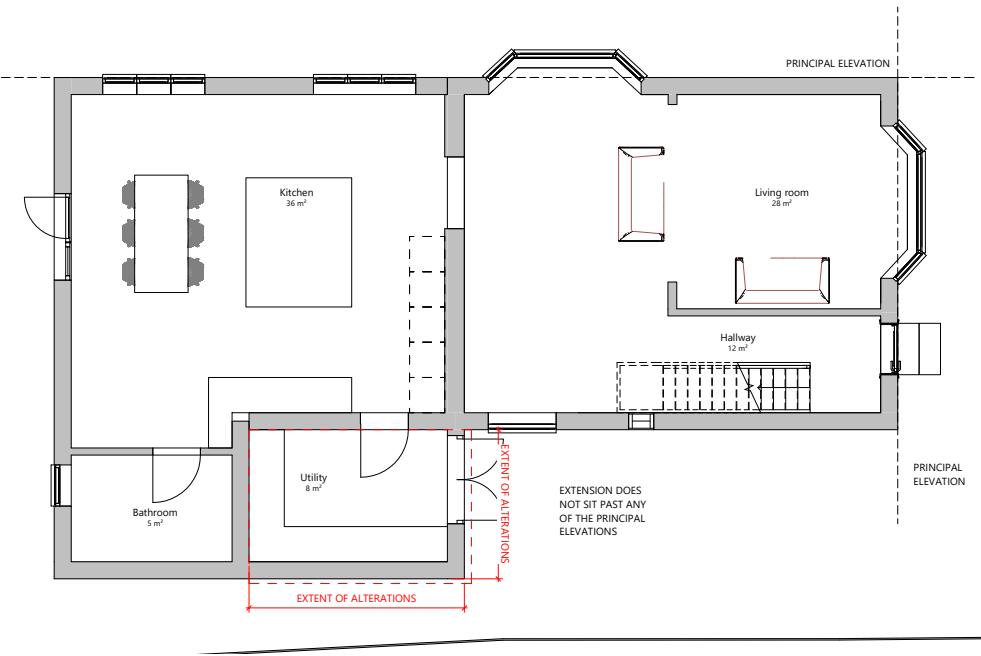
The new utility space will not exceed the height of the existing extension which does not exceed 3m. The proposed extension is not near any principal elevations.



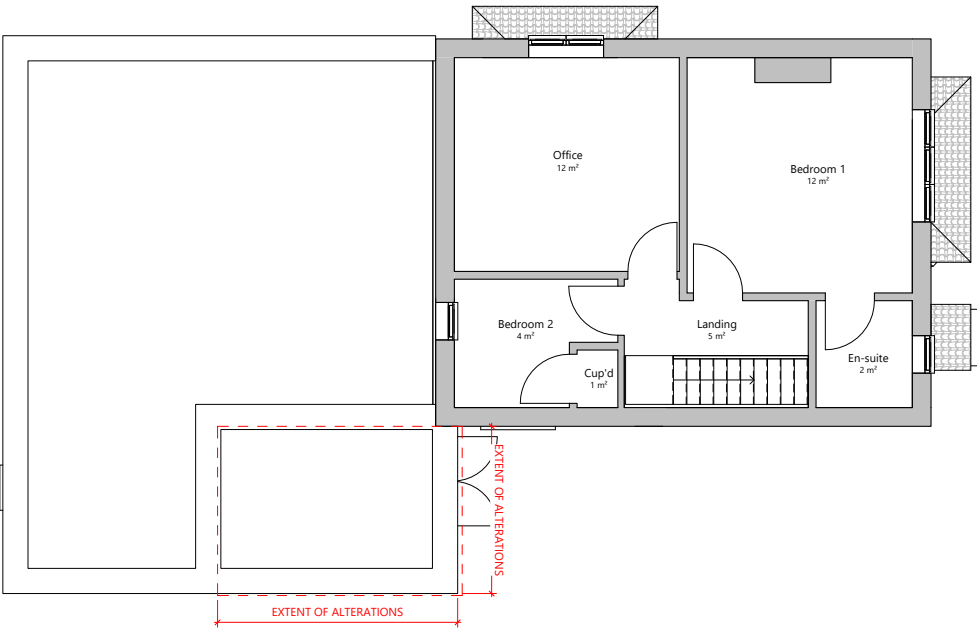
Front External View



Rear External View



Existing Ground Floor Plan



Existing First Floor Plan