

Design and Access Statement for:

**8 Marina Drive
Hamble Le Rice
Southampton
SO31 4PJ**

INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application for the enlargement of a permitted scheme to erect a single storey rear/side extension to the existing house.

ASSESSEMENT

Site Description and Location

The property is located at the end of Marina Drive which is a cul-de-sac off Crowsport. It constitutes the left hand end house of a terrace of 4 which is part of a larger development of houses and flats built by Berkeley Homes in 1998.

8 Marina Drive is a 3 storey dwelling with bedrooms to the ground and second floor, the main living accommodation being on the first floor. Externally the terrace has a symmetrical appearance with the mid units stepped forward and featuring gabled roofs to the front, the end units having gabled roofs to the rear. There are balconies to the front and rear of all the dwellings in the terrace.

Under a previously approved and implemented scheme the rear balcony to no 8 was extended to both the rear and side in a wrap around arrangement.

An application to extend the property was approved under H/21/91080 but our client, after advice, seeks to enlarge the permitted scheme. This will increase the width of the extension to the side by 790mm with an increase of area of 2.79m².

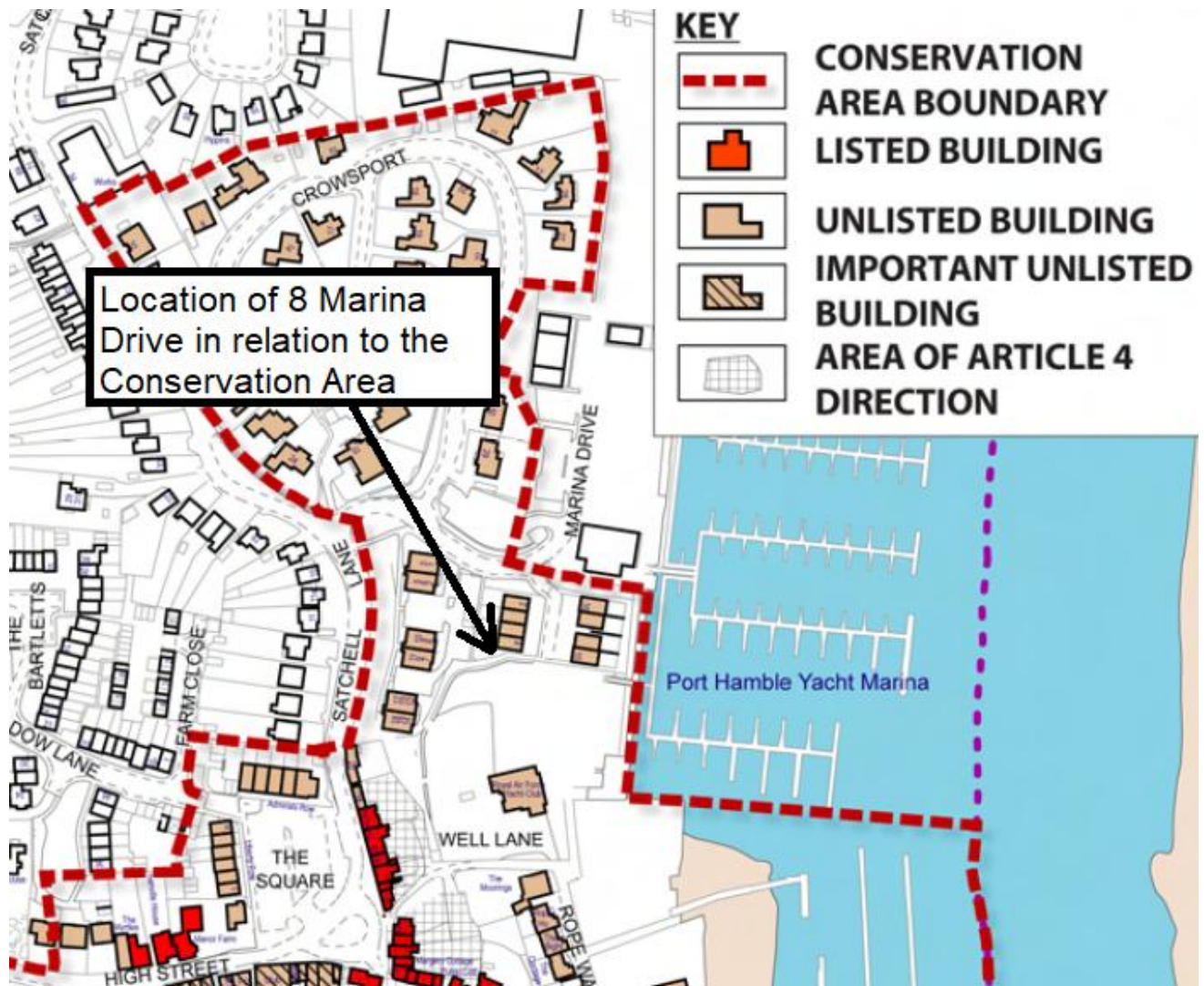
The ground/garden area to the rear of the dwelling is considerably lower than the footpath and parking area of the flats in Lukes Close to the rear. The garden has been terraced and the ground beneath the existing balcony forms a sunken garden area.

The site has an area of 244m² and the proposed enlarged extension has a footprint of 29.19m² which together with the existing property represents a total ground coverage of 37.6%.

The boundaries of the site are well defined by fencing.

Planning Policy

Marina Drive is within the Hamble Le Rice conservation area (see extract from the Council's Conservation area appraisal) but is not part of the article 4 direction order area, so some permitted development rights do apply. However as the proposal incorporates an enlargement to the existing balcony and the rear extension extends further than the side of the existing dwelling a full Householder application has been provided.



Proposal

The property has one single and one small double bedroom to the ground floor. It is proposed to extend the accommodation to the rear to provide additional floor area thus enabling the provision of an en-suite shower room for one bedroom and the enlargement of both rooms to provide 2 full double bedrooms. A side door is also proposed to allow direct access to the sunken garden area without having to go through a bedroom.

The single storey extension extends 3m to the rear and will partly occupy the area under the existing balcony. The flat roof adjacent to the neighbouring dwelling will be less than 3m high with the height of the lantern light being 3.2m.

The extension will be positioned to the side of the common boundary, all foundations and walls being wholly on the owner's land, the existing fence line will be retained.

The existing balcony outside the rear first floor doors will remain the same size as it is now with a small increase in depth of 800mm to the remainder.

The materials will match as far as possible to the existing brickwork and fenestration, the flat roof finish being similar to the existing balcony.