

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

ADDRESS:

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

DOCUMENT:

Design and Access Statement

DATE:

17.10.2022

PROJECT OVERVIEW:

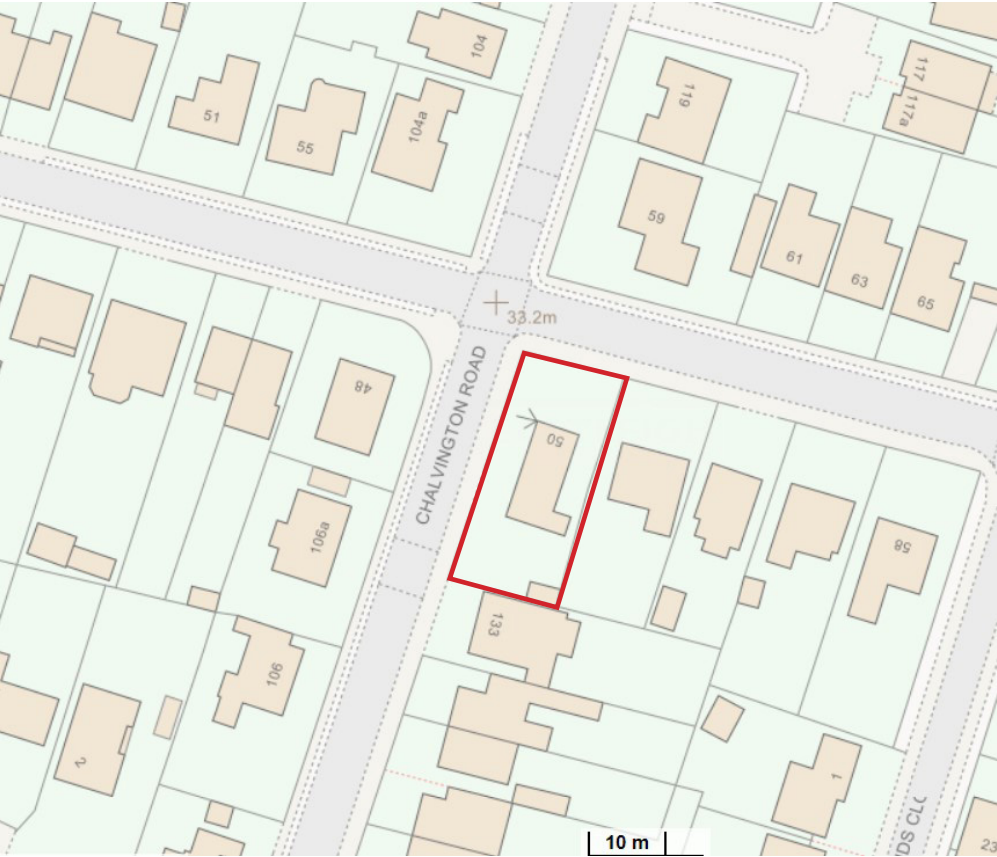
First Floor extension to accommodate a third bedroom, en-suite and family bathroom. Small ground floor side extension to accommodate a utility room.

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.



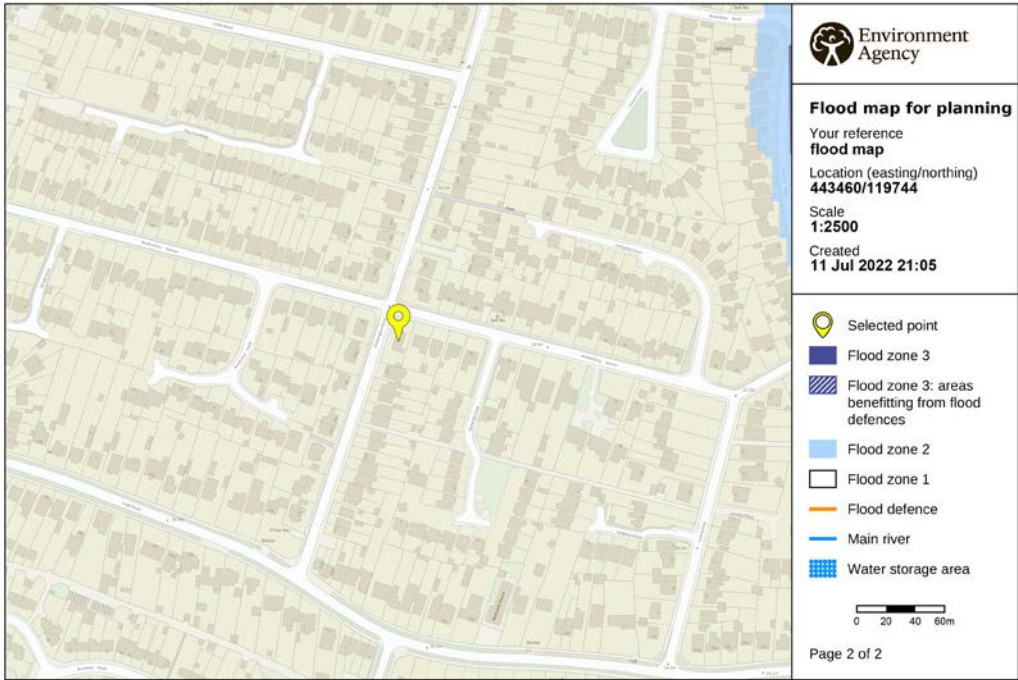
Planning map taken from Eastleigh borough interactive planning map



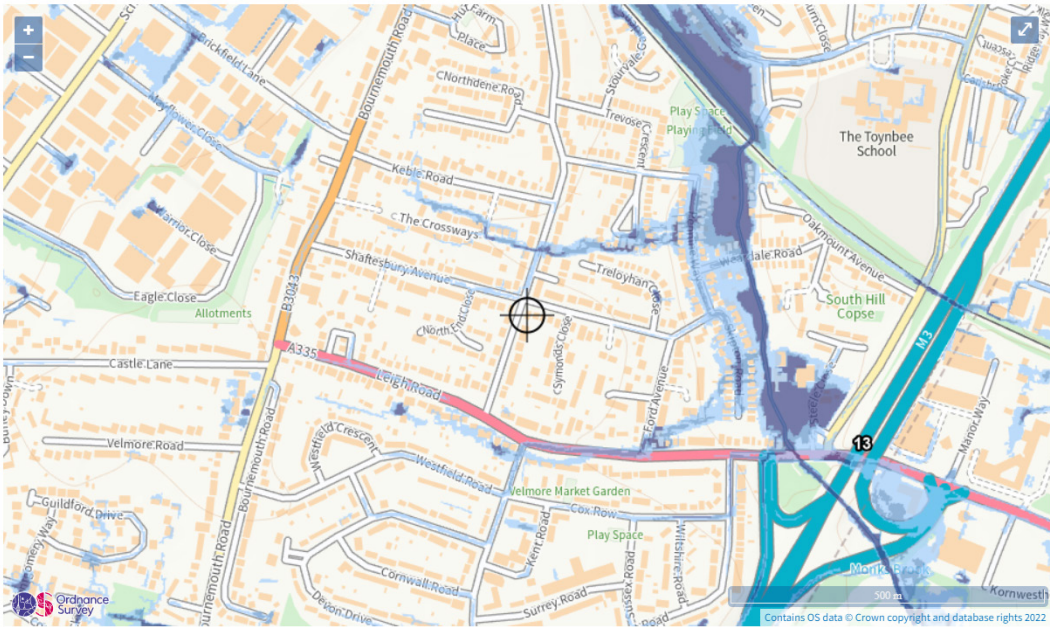
Aerial map taken from google maps

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:



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.



Extent of flooding from surface water

High Medium Low Very low Location you selected

EXISTING BUILDING

The existing building is a detached house constructed from traditional masonry. The house has a hipped roof constructed from traditional concrete plain tiles.

The building has 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. The roof has a flat parapet detail, compared to the surrounding area this design was not in keeping with the character of the area and affects the original appearance of the house.



Site photo from Chalvington Road



Site photo from Sharftesbury Avenue



Site photo from the rear garden

PREVIOUS PLANNING APPLICATION

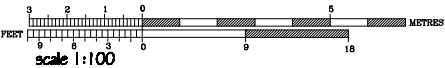
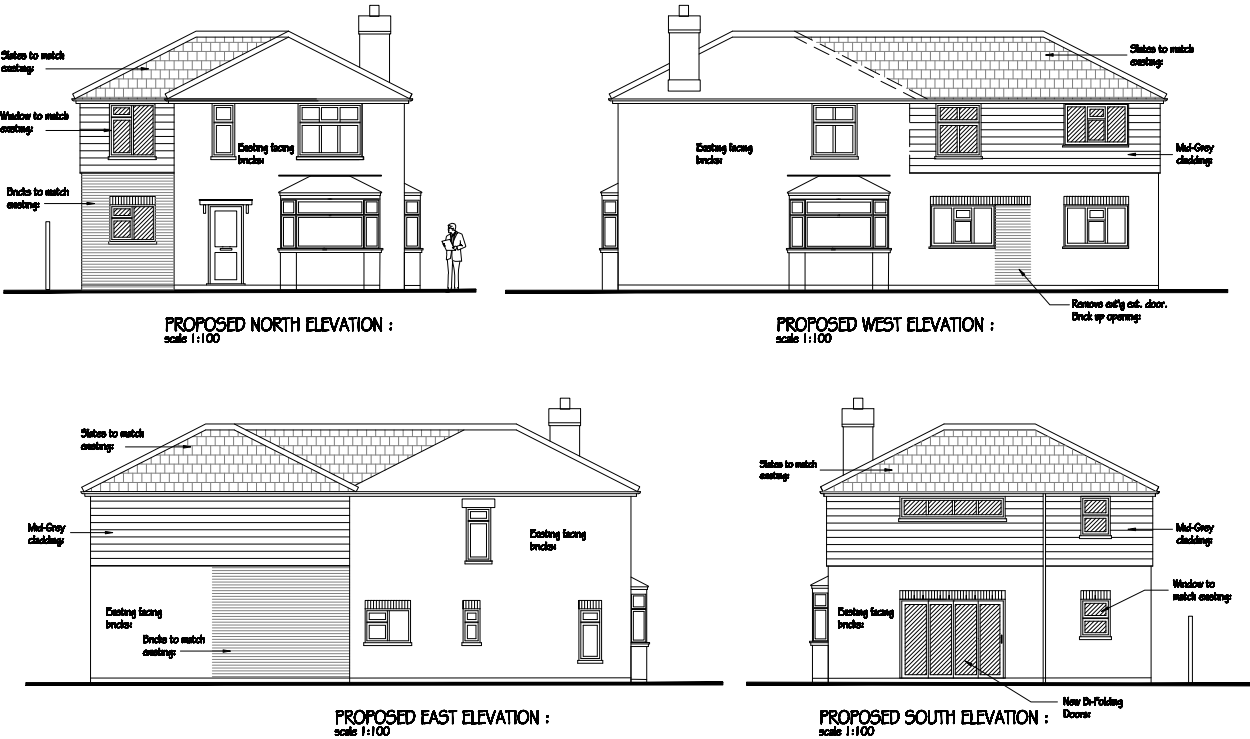
The applicants have previously applied for a planning application. This was for the erection of a full height second storey above the existing extension. For this application, the appeal decision has been taken into careful consideration to provide the applicants with a design that better their living condition, whilst remaining in keeping with the surrounding area.

The next pages of this document outlines the reasoning behind the proposal and takes into account the previous appeal decision notice.

PLANNING proposed elevations:

Sheet Size A3

NB: This drawing is not to be used for construction purposes.



b) Cladding added plus corrections: 29/05/21
a) Roof Design Added, plus corrections: 20/05/21
AMENDMENTS:

SCALE	1:100
DRAWN	MVB
DATE	June 2021

CLIENT	Mr M Burton-Gamer 50 Shaftesbury Avenue Chandler's Ford Eastleigh SO53 3BP:
--------	--

PROJECT	Proposed Ground Floor & Second Floor Extensions 50 Shaftesbury Avenue Chandler's Ford Eastleigh SO53 3BP:
---------	---

DRAWING TITLE	Planning Drawing: PROPOSED ELEVATIONS
---------------	--

DRAWING NO.	MBC/2021/ 04b
-------------	---------------

PROPOSED BUILDING

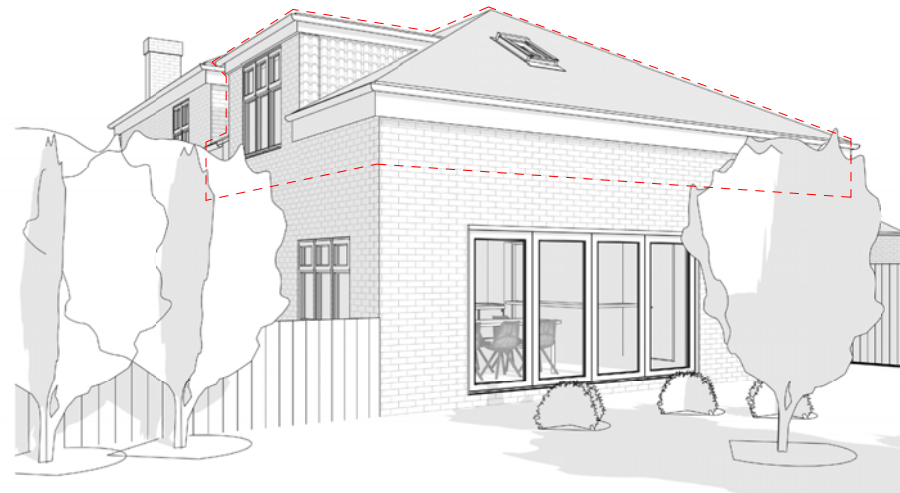
The aim of the proposal is to allow for a small utility space on the ground floor and provide the first floor with a more practical third bedroom and family bathroom.

Eastleigh Borough Local Plan 2001 requires development proposals to take full and proper account of the context of the site and to be appropriate in mass, scale, design and W both in themselves and in relation to adjoining buildings. This has been considered throughout the design:

- In order to improve the existing flat roofed extension, the proposal uses a hipped roof to match the existing roof of the original house. This benefits the overall appearance of the house as it better fits the character of the surrounding neighbourhood.
- The ridge height and eaves of the new roof has been kept substantially lower than the original house to prevent any effect on the neighbouring properties and allow the extension to remain subservient to the original house. This also allows for minimal disruption to the existing hipped roof which is more beneficial for the conservation or the surrounding nature.
- The proposal will be constructed of traditional masonry to match the existing, with concrete plain tiles to matching the existing roof.



Front External View

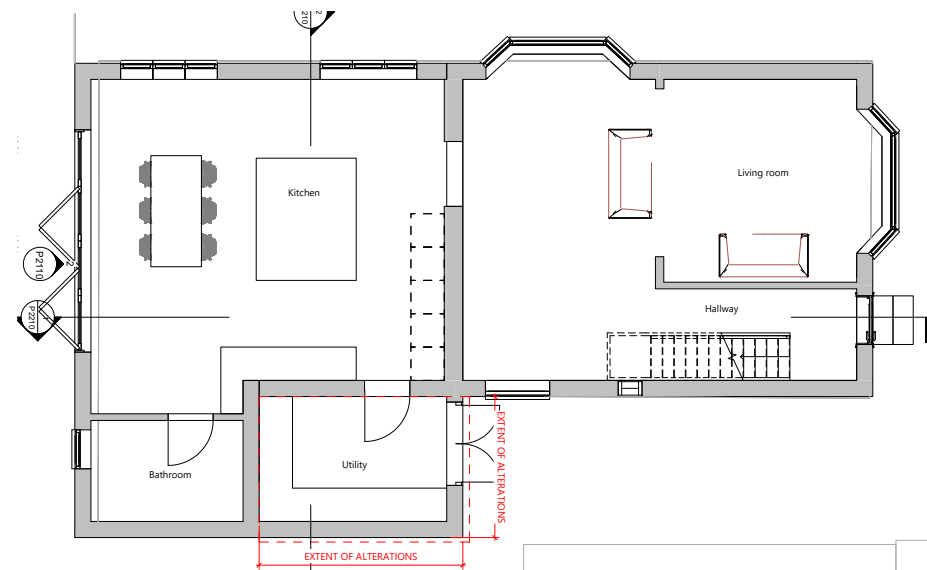


Rear External View

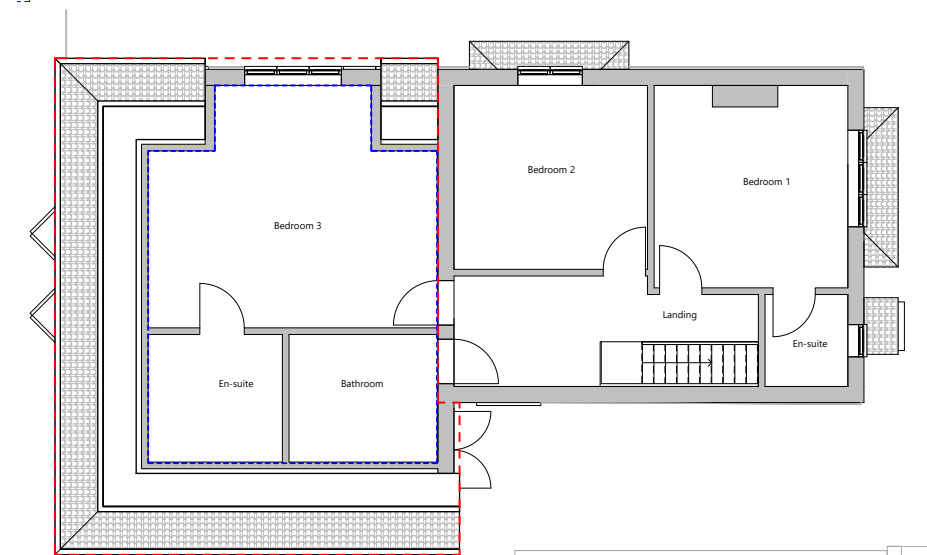
PROPOSED FLOOR PLANS

The previous application was refused due to over development of the first floor plan. In this design the floor plan has been reduced due to the lower eaves height, preventing the first floor from doubling in footprint. This design creates a much more usable third bedroom.

The ground floor utility has no windows on the side elevation to cause over looking into the neighbouring garden. There is also a large section of planting along the boundary line that helps reduce the overlooking into the neighbouring property.



Proposed Ground Floor Plan

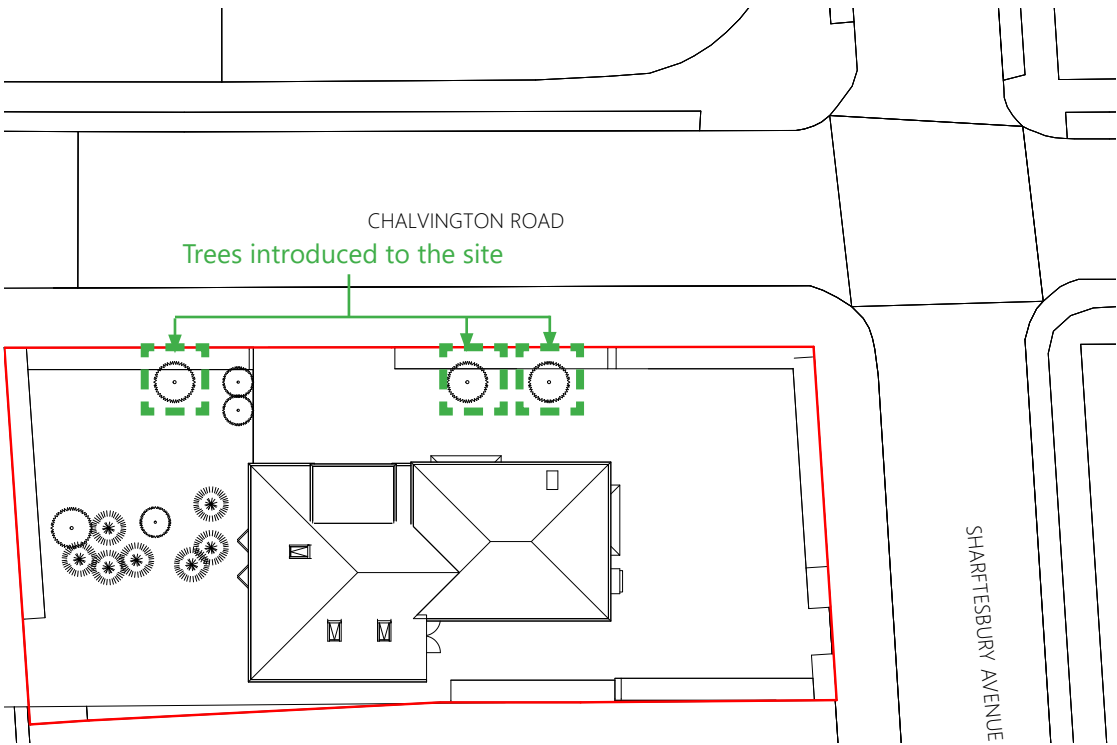


Proposed First Floor Plan

PROPOSED SITE

To soften the view from the west of the property, three trees will be planted. Each tree is highlighted in the site plan. This reduces the appearance of the extension from Chalvington Road and the junction.

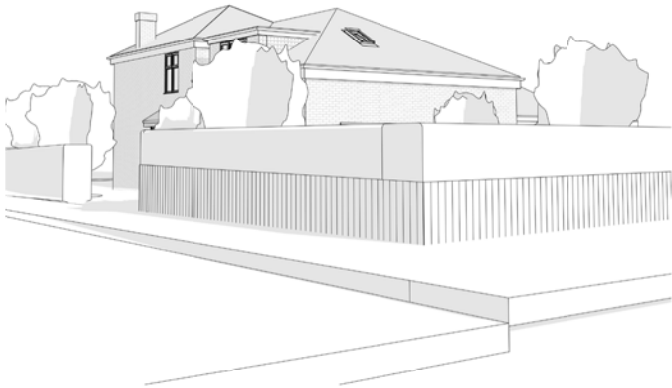
Below shows two views of the proposal from the two points along the public highway.



Proposed Site Plan



View from the junction



View from the Chalvington Road