



Mr and Mrs Chambers

Supporting Design & Access Statement:

First Floor Side and Single Storey Rear Extensions and Extended Porch
La Mon House, Hungerford, Bursledon, Hants., SO31 8DE



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15th November 2022

1.0 Introduction

- 1.1 This document is written in support of an application submitted to Eastleigh Borough Council for Householder Planning Permission to extend an existing, detached dwelling in Bursledon. The application is made by Plum Architects Ltd on behalf of the property owners, Mr and Mrs Chambers, and is lodged via the Planning Portal.
- 1.2 Besides this statement, the application consists of the following:
 - Drg No. PA22-158:01 Plans & elevations as existing
 - Drg No. PA22-158:02(A) Plans & elevations as proposed
 - Biodiversity checklist
- 1.3 The application fee in the sum of £206 plus £32.20 handling charge has been paid directly via the Planning Portal payment system.

2.0 Site Location and Surrounding Area

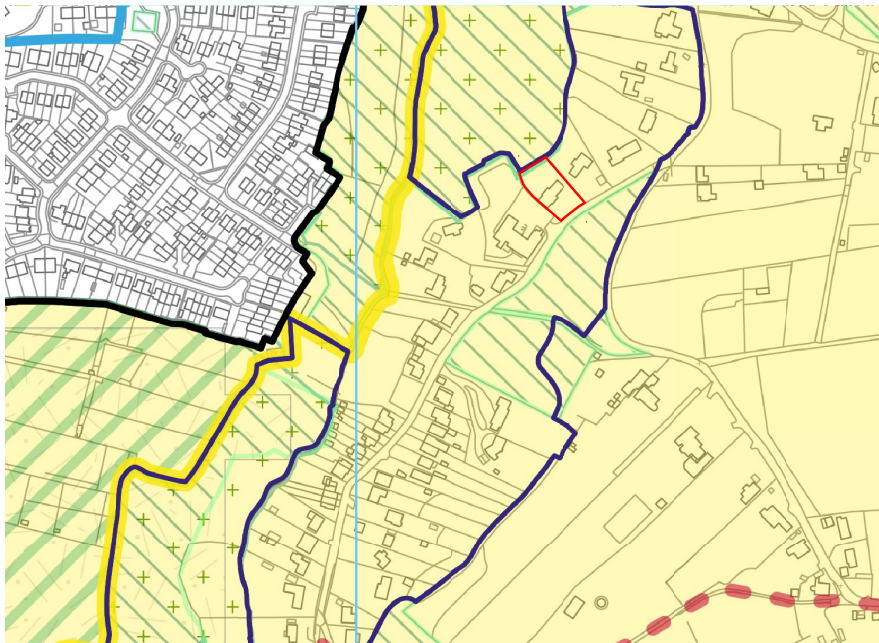
- 2.1 The application site comprises an approximately 1,260m² plot of land on the upper reaches of Hungerford, nearly 1km from the centre of Bursledon village.
- 2.2 The south-western boundary is shared with the Fox and Hounds public house, with the car park separating the application site from the pub buildings.
- 2.3 On the opposite side of Hungerford are public allotments.
- 2.4 Hungerford is a narrow lane which winds down from Kew Lane to the north to Salterns Lane, close to the River Hamble in the south.
- 2.5 The application site slopes appreciably from east to west and is bordered front and back by substantial, protected trees. Beyond the northern boundary is dense woodland known as Pilands Wood, much of which is within the Old Bursledon Conservation Area.



Aerial View (Google)

3.0 Site Analysis

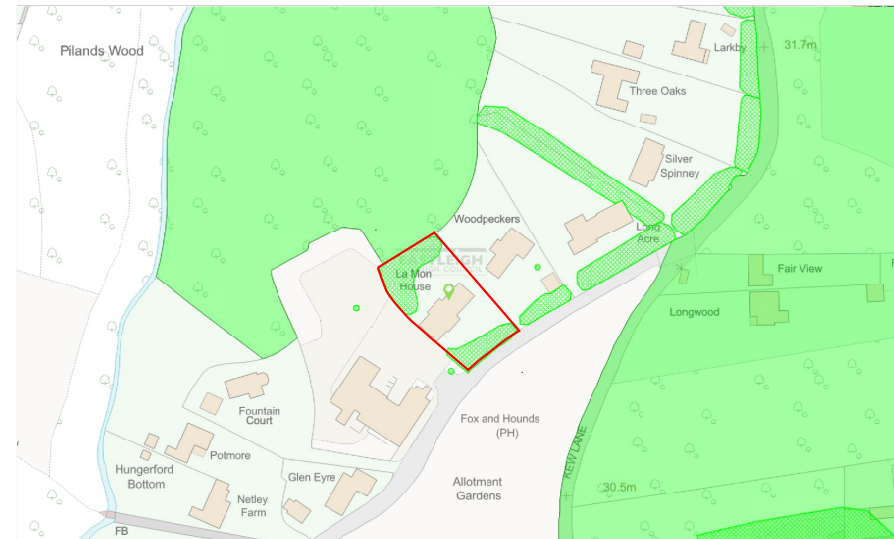
- 3.1 The application site falls beyond the established settlement boundary of Bursledon which commences a short distance to the west. From a planning perspective, the land is regarded as countryside. The woodland to the rear is classified as a SINC and an existing recreation zone.
- 3.2 The front garden has a winding, tarmac covered drive that descends sharply from the highway. The back garden is laid to lawn beyond which the belt of protected trees prevents secondary planting.



Eastleigh Local Plan Map Extract

- 3.3 The application site falls beyond the established settlement boundary of Bursledon which commences a short distance to the west. From a planning perspective, the land is regarded as countryside. The woodland to the rear is classified as a SINC and is an existing recreation zone.

- 3.4 The application site does fall within the Old Bursledon Special Policy Area.
- 3.5 All properties in the immediate vicinity comprise substantial dwellings set in spacious plots and surrounded by mature trees. Most have been significantly extended and modified. The redevelopment of smaller structures and their replacement with large, modern dwellings is ongoing.



Eastleigh Tree and Conservation Area Map

- 3.6 None of the site falls within a recognised flood risk zone

4.0 Existing Building

- 4.1 The existing building comprises a three bedroom dwelling with a ground floor featuring numerous steps as it follows the topography down from east to west.
- 4.2 It features a two storey central section of typically mid C20th design with a shallow pitched roof spanning side to side. This has been elongated to the west to encompass a garage and workshop with a box dormer inserted incorporating a family bathroom and en-suite.
- 4.3 A single storey wing extends to the east with a roof spanning front to back and this houses a living room, dining room and kitchen.
- 4.4 The house is set well below the driveway level and surrounded by tall trees.



Front elevation (from driveway)



Rear elevation

- 4.5 Elevationally, it is finished in white painted render between brick quoins to the ground floor with tile hanging to the first floor. The roof is of grey, interlocking smooth tiles with PV panels along the west facing first floor plane.
- 4.6 No record of extensions is recorded on the council's website beyond 1982.
- 4.7 The rear features a large patio enclosed by a dominant brick wall.

5.0 Brief

- 5.1 The brief called for the rationalisation of the rather compromised living space, particularly the disproportionately small kitchen area.
- 5.2 In addition, the property is clearly hampered in having only three bedrooms for a structure of this size in this location and plot size.
- 5.3 A key objective was also to modernise the façade using quality materials to overcome the somewhat tired and dated elevation whilst also offering increased levels of natural light internally.
- 5.4 Finally, the property was requested to connect better with its surroundings and to rectify the detachment from the rear garden that the layout and high walled patio creates.

6.0 Proposals

- 6.1 **Layout**
The majority of the changes are internal, making more efficient use of the existing footprint. A 26m², single storey, rear extension extends out to the rear enabling a more usable kitchen to be formed along with a room which encompasses the views towards the private rear garden. At first floor level, a modest, partial extension over the existing side roof creates room for a fourth bedroom suite.
- 6.2 **Architectural Style**
The elevational style evolved in response to the existing composition. The extended east roof repeats the pitch and treatment of the main roof but stepped back from the front elevation to form a layering, so minimising the visual mass. A new porch roof projects to the front to overcome the present 'weak' entrance and give more prominence from the driveway. To the rear, the new roof plane sweeps down over the extended kitchen with a dormer to the bedroom above and a small balcony concealed between the roof plan either side.
- 6.3 **Scale and Bulk**
The footprint is extended by approximately 30m equating to an increase of around 15%. The incorporation of the first floor and roof changes increases the enclosed volume from 903.5m³ to 1,065.5m³ or a little under 18%. This is comfortably below the 25% suggested by Policy BU7 for the Old Bursledon Special Policy Area. The layering and continuation of roof planes ensures that the changes are not disproportionate to the original structure and as the new ridge is set lower than the existing main ridge, the extension is subservient in its relationship.
- 6.4 **Amenity**
No new windows are located into the side elevations that face towards either neighbouring properties. The small balcony does not overlook the neighbouring property due to a combination of its position, the boundary treatment and the surrounding topography. No overshadowing is created beyond the site.
- 6.5 **Landscaping**
No changes to the general topography or landscaping are proposed beyond reprofiling the rear patio to better encompass the rear garden aspect.

7.0 Sustainability

- 7.1 The changes will require compliance with the June 2022 implementation of Part L1 of the Building Regulations. New elements will therefore be of significantly better performance than used on the original dwelling. It is proposed to offer the following element U-values: roof 0.11W/m2K, walls 0.18W/m2K, floors 0.13W/m2K.
- 7.2 New lighting will be by means of mains voltage, low energy, led units.
- 7.3 Natural light is trained deep into the plan by means of glazed rooflights, particularly over the central staircase which presently has no external windows. Additionally, the more open plan nature of the primary living areas aids the penetration of natural light.

8.0 Highway

- 8.1 No new pedestrian or vehicular access is proposed into the site with the exception of a new timber gate placed across the entrance.

9.0 Accessibility

- 9.1 The primary access undergoes a minor revision to create a sheltered area and adjust the ground levels to provide stepless entrance. This improves the accessibility of the property.
- 9.2 Naturally, the numerous internal level changes impose a constraint on usability but making the main living spaces more open plan alleviates this an extent.
- 9.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M