

Design and Access Statement in Support of Detail Planning Application



Ground floor single storey extension to the rear of existing dwellings at 15 and 17 Lower New Road, including demolition of outside toilet block and formation of new highway access and driveway parking to

No 13, 15 & 17 Lower New Road, West End

SO30 3FJ

1.0 Introduction

Our client, owners of No 15 & 17 Lower New Road, West End, are seeking to secure planning consent to improve these semi detached properties which have fallen into a state of significant disrepair and dilapidation.

Both properties were previously under a single ownership and due to age and ill health, the owner was unable to maintain the properties during their occupation.

In February 2019 Eastleigh Borough Council served a Section 215 Notice on the previous owner requiring No 15 to be brought back into a reasonable standard of repair and to address the adverse impact on the amenity of the neighbourhood. This notice was followed up in May 2019

In addition Eastleigh Borough Council also served a Section 43 – Emergency Prohibition Order on both No 15 and No 17 following inspection of the properties. The properties were found to be defective and give rise to imminent risk of serious harm to the health and safety of the occupiers. The required works were scheduled in follow up correspondence on the 28th February. The list is extensive and includes a requirement to carry out structural repairs to stairs, floors and ceilings, heating, replacement of kitchens and bathrooms inc provision of indoor wc/ bathroom to No 17, lighting and hot, cold water systems.

In the interim the properties have been subject to trespass, vandalism, squatters and antisocial behaviour, with No 15 subject to arson, suffering significant damage to the first floor. Neighbours and local residents have been gravely concerned, with not only the impact on the street and the amenity of adjoining properties, but also the ongoing risks associated with public safety, trespass, vandalism and antisocial behaviour.

However with considerable investment, these properties are capable of being brought back into use, and once more provide good quality family housing.

The properties were recently bought by our client who plans to repair and renovate the existing dwellings. The proposed works include a full renovation of the existing houses including new floors, ceilings, doors, windows, fascia's, soffits, electrics, insulation and heating.

To deal with the shortcomings of the internal layouts and to provide attractive accommodation to satisfy modern family living, it is proposed to demolish the outside toilet outhouse and replace with a new kitchen dining space within a new single storey extension, with direct garden access to the rear of the properties plus provide indoor bathrooms to both properties.

The works to secure and renovate and safeguard further degeneration have commenced, with considerable neighbour and local support for the retention and extension of these properties. In addition the impassable and overgrown site has been cleared, with the diseased, dead and multi stemmed trees removed to enable the identification, segregation and planned treatment of the Japanese Knotweed that is present on the site.

Our client is seeking to secure planning consent for the ground floor single storey extension to existing dwellings at 15 and 17 Lower New Road, to demolish the outside toilet block and the formation of new highway access and driveway parking to No 13, 15 & 17 Lower New Road. Note as part of the works, No 13 is included by extending the extent of dropped kerb to No 15, together with driveway parking, as part of the planning submission.

This statement is to read together with the attached, as existing, and proposal drawings

2.0 Context and Site



The application site is at the northern end of Lower New Road on a large corner plot bounded by Lower New Road and Chapel Road. The dwellings are typical of the 20th C semi detached homes to the western flank of the street. The semi detached properties are set back from the pavement, each 5m wide dwelling set within a circa 8.5m wide frontage, set back with front garden, many with driveway and parking to the frontage and/ or side of the dwellings. No 3, 5, 7, 9, 11 and 13 have benefitted from single storey extensions to the rear, to provide additional living accommodation.

The eastern frontage of the street has a variety of development with a mix 20th C traditional terraced homes and later detached homes, with more generous frontages and in curtilage car parking provision. The site, by virtue of the surrounding road system and pattern of existing development, is not significantly overlooked to the rear.



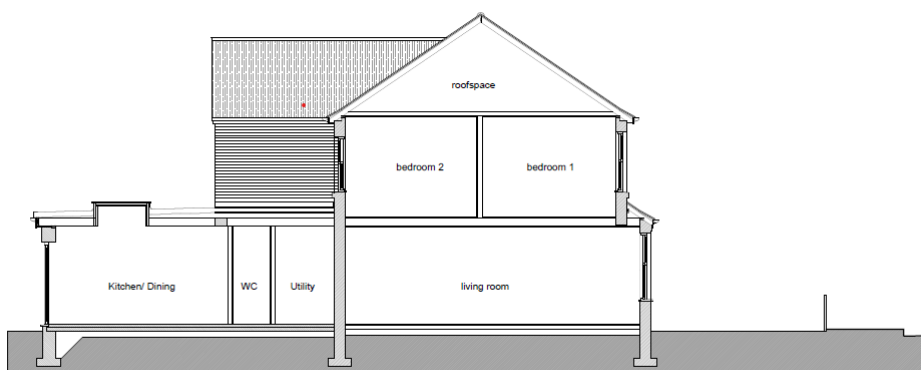
3.0 Proposal

4.1 Use – existing residential use

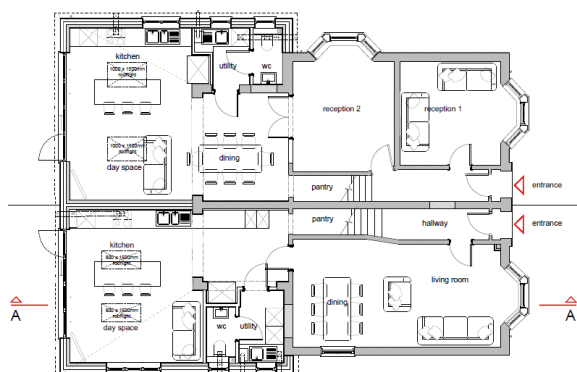
4.2 Amount – summarised as follows:

- The area of the application site is 1150m² acres as shown by the application line indicated in red on the submitted drawings.
- The proposed single storey rear extension to No 15 is 35sq.m GEA
- The proposed single storey rear extension to No 17 is 36sq.m GEA

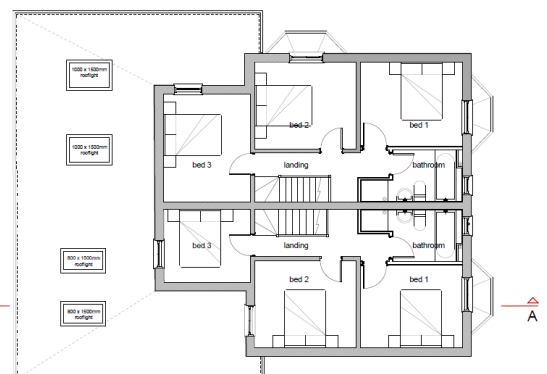
4.3 Layout – a simple ground floor extension across the rear of both dwellings to provide kitchen, dining and living accommodation in addition to a ground floor toilet accessed and lobbied from the kitchen space by a small utility room. The kitchen living space will have direct views and access to the private rear gardens and associated patio, lawn and outdoor clothes drying space



Section AA - Proposed



Ground Floor Plan



First Floor Plan

Proposed section and floorplans incorporating proposed extension

- 4.4 Scale** – the proposed extensions are single storey in scale, sit to the rear of the properties, with modest projections to the northern and southern flank elevations. The scale of the proposed when viewed from the street frontage will not be material, with less than 600mm projection to the southern flank and all but 500mm of the extension projecting beyond the adjoining bay window on the northern flank. From the rear the scale of the proposed is similar in height to the outhouse that it replaces, and is limited in impact when read against the two storey mass of the rear elevation of the dwelling.
- 4.5 Landscape** – The proposed siting of the extensions is predominantly on an area of existing hardstanding and the footprint of the existing outhouse. The proposals include remediating the currently overgrown site back to a point where new planting can be introduced, formation of new access and block paved driveways and frontage, rear gardens with planting, hedges, and new timber fencing to boundaries can be achieved.
- 4.6 Appearance and Materials** – The existing fabric will be refurbished and restored to a good standard with existing brickwork repointed, new Upvc windows and doors installed in an appropriate vernacular, bays, soffits, fascia's and rainwater goods repaired refurbished and replaced. The proposed extension to the rear is proposed in a contrasting white render finish over a matching red brick coursing up to DPC, Upvc casement windows and bifold doors, with upvc soffits, fascia's; and rainwater goods serving the flat roof above.



East Elevation

- 4.7 Access and Parking** – The application includes proposed access to No 13, 15 and 17 Lower New Road, comprising dropped kerb to the highway, vehicular access across the footway and the formation of a driveway within the curtilage of each dwelling sufficient for the parking of 2 No cars. Any planning approval will then be subject to the application and approval of the highways authority and carrying out by an approved and licenced contractor to form the dropped kerb and associated highway and footway works. This has been successfully applied for, approved and executed by No 3, 5, 7 & 9 Lower New Road. Our client is also aware that the Highways Authority are supportive of the provision of off road parking in this location.

5.0 Summary

The current dwelling is in need of substantial refurbishment and repurposing as a family home via sensitive and appropriate extension, refurbishment and improvements. The proposed seeks to rejuvenate the existing dwelling through additions, adaptation and refurbishment in a manner that addresses the serious shortcomings, whilst respecting the qualities and vernacular of the existing dwelling.

The proposed responds positively to its context and site specific constraints via:

- the siting of the proposed extension in a location that has no adverse impact on neighbouring properties, by virtue of its siting and maintenance of new screening afforded by boundary fencing and existing shrubs to the boundary
- the proposals are complementary to the existing, with a simple and entirely appropriate addition consistent with the other adjoining and extended dwellings
- provides for its own parking and removes reliance on on-street parking

The proposed will:

Rejuvenate these derelict and uninhabitable dwellings, bring back into use the existing fabric and maintain the character of the street; whilst also delivering two attractive homes for family living.

6.0 Accompanying Drawings

2217/001 – Existing Location & Site Plan Rev A

2217/002 – Existing Floorplans Rev A

2217/003 – Existing Elevations Rev A

2217/010 – Proposed Location & Site Plan Rev A

2217/011 – Proposed Floorplans Rev B

2217/012 – Proposed Elevations Rev B

2217/013 – Existing and Proposed Section AA Rev A