

DESIGN & ACCESS STATEMENT

PROPOSED SINGLE STOREY SIDE PORCH

Arran Lodge
Hill Place
Bursledon
Southampton
SO31 8DX

JANUARY 2023

Site Location

The application site is situated in Hill Place, within the village of Old Bursledon. The site has an area of approximately 813sq/m and is adjacent to the C.12/13th parish church and extended graveyard. The property known as Arran Lodge belongs to a group of six modern detached dwellings that were built around 2003. Vehicular and pedestrian access to the site are from Hill Place. There is a double detached garage and a timber shed to the rear Western boundary of the plot. The property is built on a slope with part of the front elevation being cut into the ground.

The site is situated within a conservation (Article 4 Direction) and a special policy area designated under the local plan.

Planning History

H/21/90147 - ARRAN LODGE, HILL PLACE, SO31 8DX

Single-storey front extension including 2no. roof lights and timber shed in rear garden

Decision: Permit

Decision Date: 17/05/2021

NC/19/86856 - ARRAN LODGE, HILL PLACE, SO31 8DX

Notification of intent. 1 no. Ash (T1) - Dismantle tree to just above ground level . 1 no. Ash (T2) - Pollard tree to fence boundary. 1 no. Oak (T3) - Prune back all elongated branches encroaching into Arran lodge land by up to 2m . 1 no. Ash (T4) - Dismantle to just above ground level. 1 no. Oak - Crown lift by 4 metres. T1 & T4 belongs to Mr Watson - Arran Lodge. T2 & T3 situated in the church Yard. T5 situated in Beam Reach, Hill Place, Bursledon, SO31 8DX.

Decision: Raise No Objection To

Decision Date: 23/12/2019

H/17/82090 - ARRAN LODGE, HILL PLACE, SO31 8DX

Single storey rear extension

Decision: Permit

Decision Date: 09/03/2018

PN/17/81960 - ARRAN LODGE, HILL PLACE, SO31 8DX

Prior Notification for the construction of a single storey rear extension (depth 4.4m, height to eaves 2.95m and maximum height 3.45)

Decision: Prior Approval Refused

Decision Date: 23/11/2017

Z/25207/005/00 - Land Adjacent To Church Lane, Bursledon Hants,

Construction of six detached dwellings with garages and new accesses

Decision Date 2003-02-17

Decision Permit

The Proposal

It is proposed to build a modest single storey side porch that will service the existing utility room. The proposed additional floor area is 6.4 m².

The external appearance of the proposed porch has been designed to match the existing property;

Materials and detailing;

- Exterior walls will be brick to match the existing property.
- Plain concrete roof tiles to match the current property.
- Grey – uPVC windows and doors to match the existing rear conservatory.

There are no highway considerations relevant to this proposal.

All trees on the application site are to be retained as existing.

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

Consideration was given at the initial design stage to reduce any impact on the residential amenity of the neighbouring properties. The proposal will not be overbearing on the adjoining property or cause any overshadowing issues.

Photographic Record



SIDE ELEVATION