

Appeal Statement
For new dwelling & alterations & extension at
Railway Cottage, Allington Lane, Southampton, SO50 7DE.

Introduction

The existing house was built circa 1940s of traditional construction. It was extended in the 1960s to its present status.

The plot is 0.17 acre area with mature trees to rear of site, attached garage and outbuildings.

Proposal

It is proposed to demolish the existing dilapidated garage and construct a new end of terrace dwelling and extension to existing house to provide 2 new dwellings built to modern standards.

My client intends to maintain the existing planting, bushes and trees, to sustain the privacy of the owner and neighbours.

All new building to meet the insulation standards as set out in the revised Building Regulations 2022 and to comply with Part M for access.

Externals

The proposed driveway will be of permeable block paving with rainwater discharging to soakaways, a drainage channel to be provided to prevent discharge onto existing highway.

Conclusion

The proposed site lies in Allington Lane to the north end. New development is creeping down Allington Lane and it will not be long before the site falls within the development area.

What is being proposed is the modernisation and extension of existing dwelling, with a new dwelling attached to the existing, built on the footprint of the existing garage. This would provide a sustainable development that fits in with the surroundings and has minimal impact on the countryside.

We have designed the proposal to minimise the effect on neighbours, no overlooking, overshadowing or cut out of natural light. Elevational treatment complements the area and existing building design to provide a sustainable development.