

DESIGN AND ACCESS STATEMENT
TO SUPPORT PLANNING APPLICATION

For

Front & Side Extension with Extended Roof Space

At

Holmes Lodge Moorhill Road
West End
Hampshire
SO30 3AY



1.0 Introduction

This Design and Access Statement has been prepared to accompany a house holder Planning Application for Proposed front and side extensions and extended first floor accommodation.

Reference should be made to drawings accompanying the Application.

2.0 The Site

The application site is located in the countryside and forms the end dwelling of a line of four dwellings on this site of the road. To the North and East of the site is the land associated with the Rose Bowl which is designated as Special Policy area. Opposite of the site is a narrow-landscaped strip that runs parallel to the road and beyond this is Moorhill Gardens comprising a line of detached two storey dwellings which lie within the urban edge. Holmes Lodge is originally part of South Lodge, but it has become as a subdivided dwelling since 2017. Sitting in a fairly large plot with a leafy character, the plot provides a secluded rural feel. There is a private gated entrance driveway and ample outside space.

3.0 Proposal/Design

The application is part-retrospective and relates to the erection of a front and side extension and extended first floor accommodation including 3 additional dormer windows.

The building works so far started relate to a planning approval H/22/92498 previously granted and the proposals relating to this application are substantially the same in terms of the building envelope, floor area and height but with a two storey entrance, dormer windows and altered internal arrangements.

Use, scale and layout

The proposed new extension is to be approximately 3.8m to the front and 3.2m to the side wrapped around the existing ground floor accommodation with a new mansard roof over all to provide first floor bedrooms. The proposed entrance area has been positioned to the North elevation in order to provide a more direct access to the parking area while allowing the land to the west, which is already enclosed with brick walling, to become a private amenity garden area.

The layout of the proposed extension and internal arrangements are principally as detailed on the accompanying drawings, with an open plan kitchen, breakfast/dining and family room with a separate utility room and wc, a new dining room and study.

In the roof space four new bedrooms with family and ensuite bathrooms. .

Appearance

The extension is to be generally constructed of materials to match existing, with facing brickwork and render with stained timber framing to walls with improved insulation and interlocking concrete tiles to match existing

In addition it is proposed to replace the existing windows and doors with new upvc types.

4.0 Planning Considerations

The main planning considerations are:

Principle of development

The design of the proposal and its impact on the character of the site and surrounding areas

Impact on the amenity of neighbouring properties

Ecology

Highways

Principle of development

The application site lies outside the urban edge within designated countryside. Here the basic principle of development is not usually considered acceptable unless it meets the criteria as set out by saved Policy DM28 of the adopted Local Plan (2016-2036)

As a similar application has been approved on this site it is considered that the principle of development has been accepted

The extension of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided the extension will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage.

Again as a similar application has been approved on this site it is considered that the principle of development has been accepted

The application site also falls within the special policy area known as The Ageas Bowl (formerly the Rose Bowl), in light of this, due consideration has been given to Policy WE4 of the adopted Eastleigh Borough Local Plan (2016-2036). This policy highlights the need to protect the predominantly green and open character of the area. The hours of use of any floodlighting may be limited in order to minimise its impact on nearby residential property

Again as a similar application has been approved on this site it is considered that the principle of development has been accepted

The design of the proposals and its impact on the character of the site and the surrounding area.

The application proposes to provide first floor accommodation by raising the ridge height of the host dwelling and would also alter the roof form. The proposal also includes internal layout changes which result in the main accommodation for the dwelling would be located on the ground floor. Four bedrooms and family & en-suite bathrooms will be on the first floor.

Whilst most of the extension would be located to the principal elevation, it would be finished in matching materials to ensure there is cohesion with the host building. In addition, as long as the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot, it would not materially worsen the impact of the dwelling on its immediate surroundings or the countryside.

Cumulatively the works proposed amount to substantial alterations to the dwellinghouse which will have impact upon its visual appearance. However, the site frontage is enclosed by an evergreen hedge in excess of 2m in height and several mature trees, which can provide significant screening to the site, therefore the whole dwelling is not highly visible from the road. Further, It is considered that site does have sufficient space to accommodate an extension of this nature without significantly diminishing the sense of space around it.

From a wider prospective, the proposed first floor extension could be considered a seamless extension with a continuous building and ridge line, which could be integrated into the original design of the host dwelling in such a way that it does not appear to be an obvious addition. The character of the locality would be preserved and therefore no detrimental or adverse impact to the countryside.

The design of the proposed front extension is considered to be acceptable as its roof form can mirror that of the host dwelling so as to maintain a level of symmetry

Impact on the amenity of neighbouring properties

The proposed first floor extension would result in additional bulk, however, owing to its location, it would only be seen from the South East and South West, and is therefore not considered to have an adverse impact upon the North East neighbour (South Lodge). Furthermore, there would be the addition of three dormer windows in the extension, and these would be facing west. Thus, these are not considered to result in an adverse impact with regard to overlooking or loss of privacy.

Taking account of the separation distance of the siting of the proposed extension to that from neighbouring property South Lodge, it is considered that no overbearing impact or oppressive effect to Holmes Estate will be experienced

Ecology

This property is in close proximity to numerous records of bat roosts and the proposal involves work to the roof. A previous application contained a Preliminary Roost Assessment report by Hampshire Ecological Services and shown that there would be negligible bat roost suitability but there is potential for bats to be foraging and commuting on site but if the EBC Ecologist requests a further bat report will be commissioned.

Highways

The proposal does include an additional bedroom, so the host dwelling will be 4 bedrooms property which requires at least 3 parking spaces. The existing car parking arrangements will not be affected.

Setting in a spacious plot, there are sufficient on-site parking provision to serve the property of this size and therefore the development proposal will accord to guidance set in the Residential parking standards SDP

5.0 Conclusion

The proposed first floor extension and front and side extension, by reason of its location and materials, would not result in an incongruous addition or at odds with the appearance of the host dwelling, resulting in a harmful impact to the countryside setting. In addition, the proposal can meet all technical requirements in terms of residential amenity and parking etc. For these reasons, it is requested that the application is recommended for approval subject to conditions.