

PLANNING APPLICATION

ADDRESS:

50 Shaftesbury Avenue, Chandler's Ford, Eastleigh
SO53 3BP

DOCUMENT:

Design and Access Statement

DATE:

15.04.2023

PROJECT OVERVIEW:

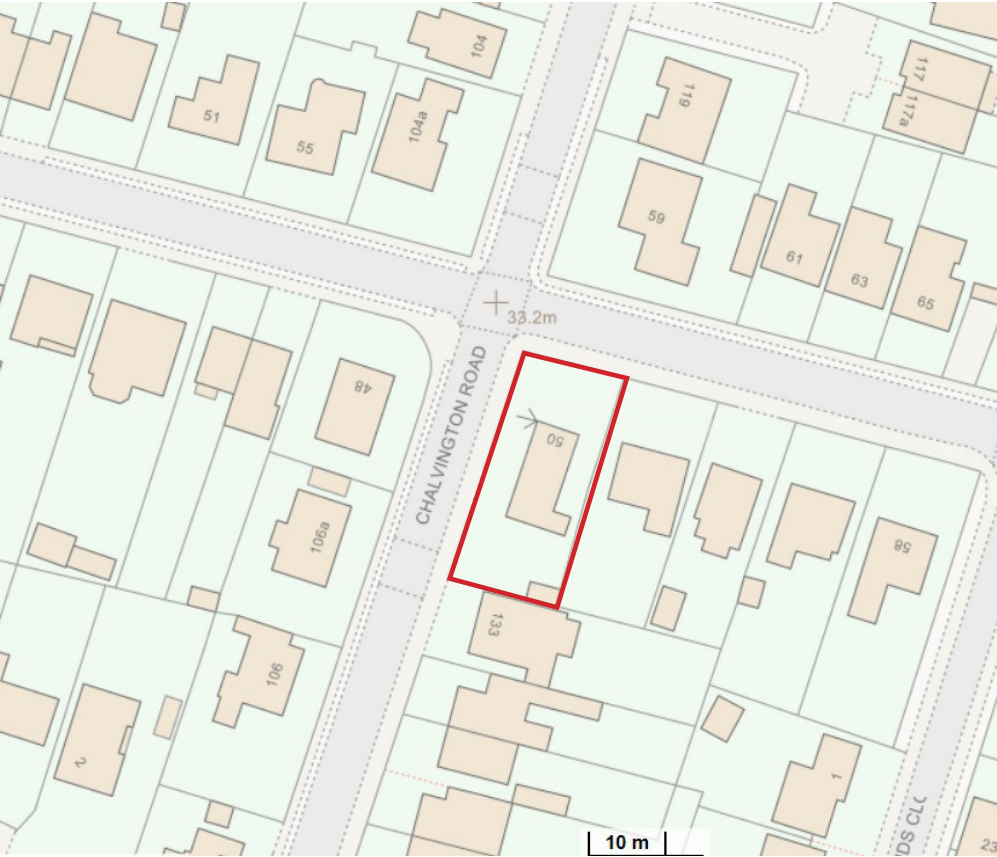
Single storey side extension with alterations to fenestrations

Drawings are indicative from survey information taken on site and supplied by the applicant. All dimensions are approximate and need to be verified on site.



SITE LOCATION

The property at 50 Shaftesbury Avenue is not situated in any conservation areas or areas of outstanding natural beauty. The property is not a listed building.



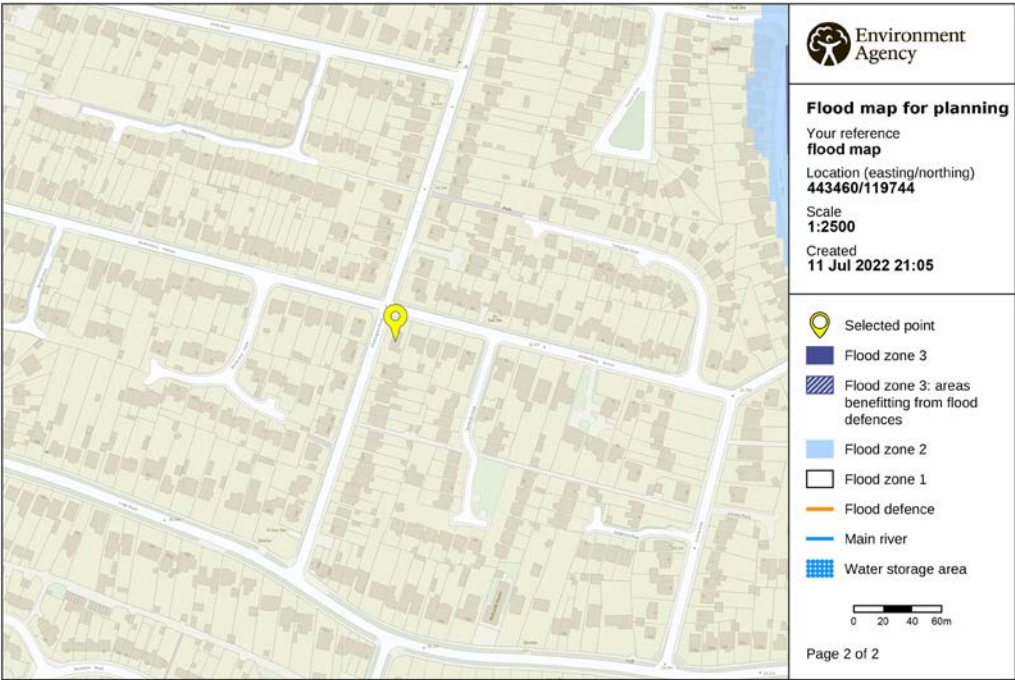
Planning map taken from Eastleigh borough interactive planning map



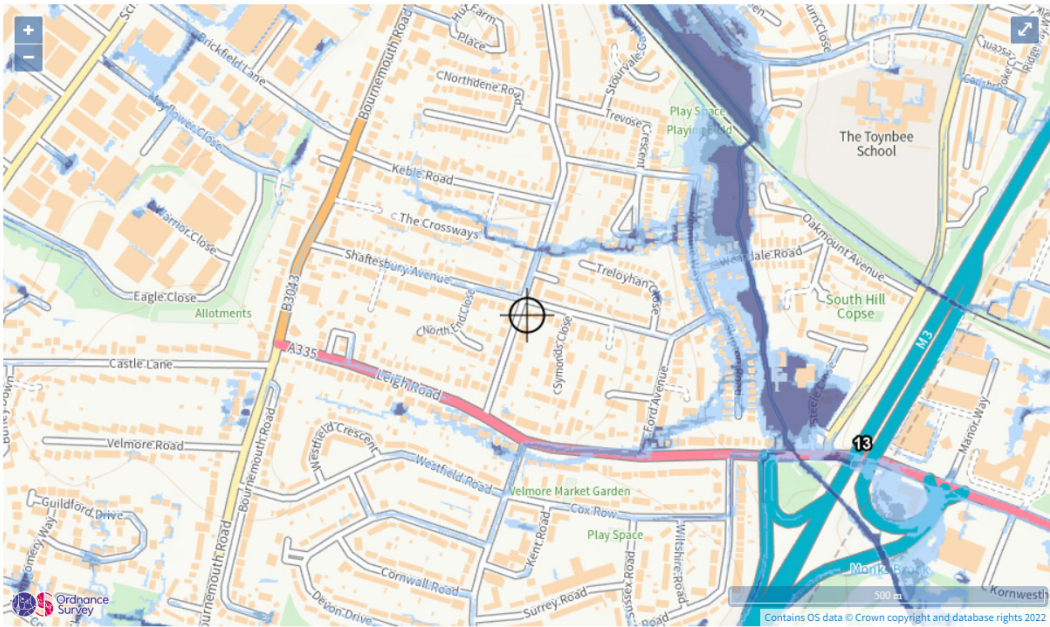
Aerial map taken from google maps

FLOOD RISK ANALYSIS

The property is situated in Flood zone 1 which means there is a low chance of flooding and the risk of flooding from surface water is very low. This is shown in the maps below:



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EXISTING BUILDING

The existing building is a detached house constructed from traditional masonry. The house has a hipped roof constructed from traditional concrete plain tiles.

The building has white window and door frames and black soffits, downpipes and gutters.

The house includes a previous extension constructed with materials to match the original house. The roof has a flat parapet detail, compared to the surrounding area this design was not in keeping with the character of the area and affects the original appearance of the house.



Site photo from Chalvington Road



Site photo from Sharftesbury Avenue



Site photo from the rear garden

PROPOSED BUILDING

The key intention of the proposal is to improve the ground floor layout, providing a utility space, maximising the light reaching into the kitchen and provide a stronger connection between the kitchen area and the rear garden.

The proposal will be constructed of traditional masonry to match the existing and a continued parapet roof to match the existing.



Front External View

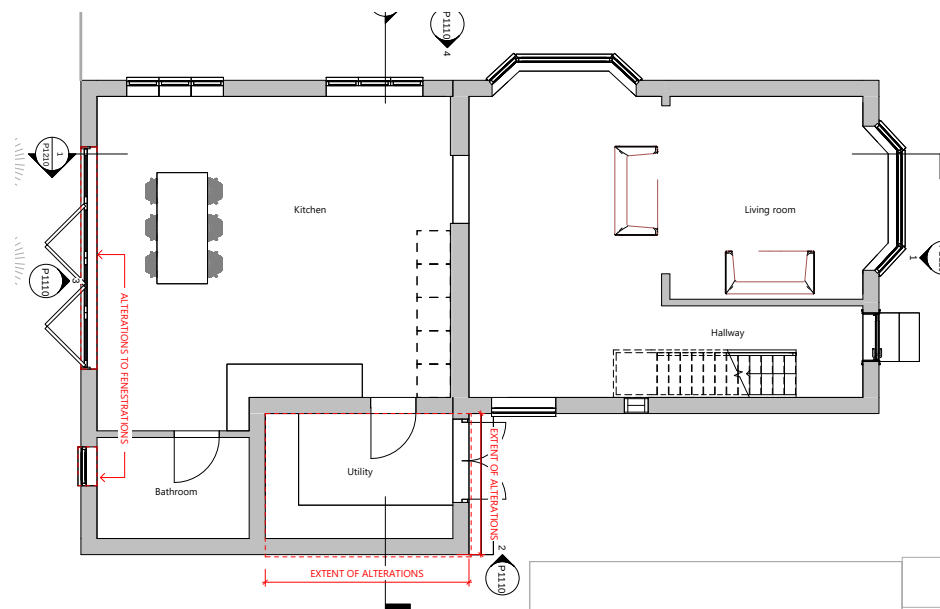


Rear External View

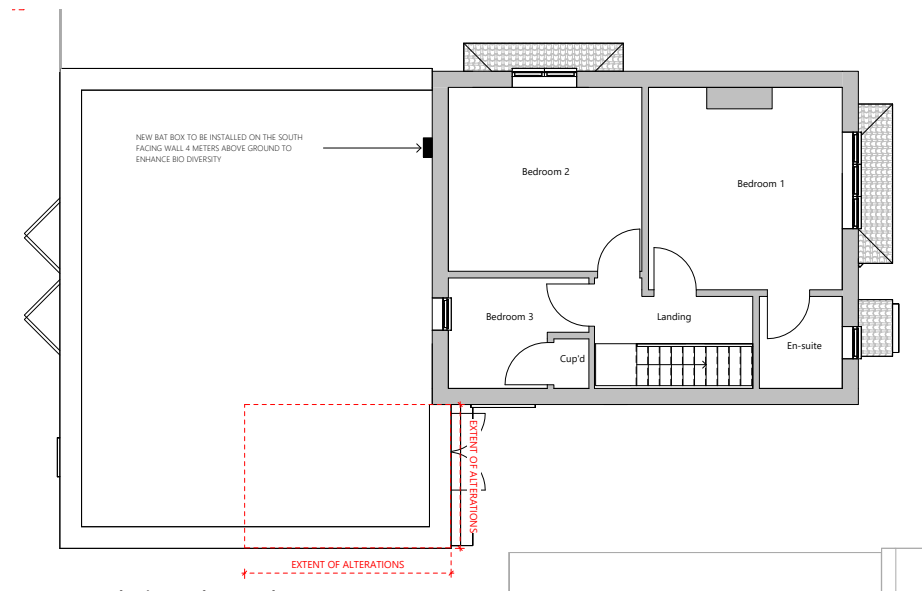
PROPOSED FLOOR PLANS

The ground floor utility has no windows on the side elevation to cause over looking into the neighbouring garden. There is also a large section of planting along the boundary line that helps reduce the overlooking into the neighbouring property.

To help enhance the biodiversity of the area, a new bat box is to be installed and new evening primrose planting in the garden.



Proposed Ground Floor Plan



Proposed First Floor Plan