



Mr and Mrs Forshaw

Supporting Design & Access Statement:

Two Storey Side Extension

Springfield, Rutland Gardens, Bursledon, Hants., SO31 8FZ



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6th June 2023

1.0 Introduction

- 1.1 This document is written in support of an application submitted to Eastleigh Borough Council for Householder Planning Permission to alter and extend an existing, detached dwelling in Bursledon. The application is made by Plum Architects Ltd on behalf of the property owners, Mr and Mrs Forshaw, and is lodged via the Planning Portal.
- 1.2 It is submitted to cater for minor changes to a previous approval for the previous property owners, ref: H/21/89978 (7th May 2021).
- 1.3 Besides this statement, the application consists of the following:
 - Drg No. PA23-123:01 Plans & elevations as existing
 - Drg No. PA23-123:02 Plans & elevations as proposed
 - Drg No. PA20-173:02(D) Plans & elevations as previously approved (superseded)
 - Biodiversity checklist
- 1.3 The application fee in the sum of £206.00 plus Planning Portal handling fee of £64.00 is to be paid directly via the online payment system.

2.0 Site Location and Surrounding Area

- 2.1 The application site comprises a rectangular parcel of land, 623m² in size, set towards the end of a residential cul-de-sac. It rises by 650mm from south to north. The front boundary consists of a substantial brick wall with a paved driveway leading to an automated metal gate and a front garden laid to gravel parking.



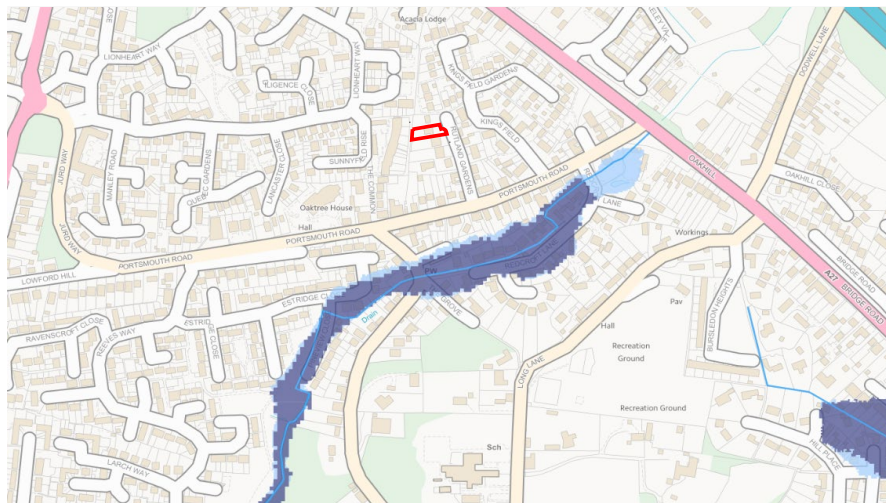
- 2.2 Rutland Gardens is an unmade road rising sharply from Portsmouth Road to the south. It contains large, detached properties set in generous plots. A footpath runs along one side and the properties are surrounded by dense, tall, planting.



- 2.3 The end of Rutland Gardens terminates in a widened turning head which is also screened by mature trees effectively creating a private space not overlooked from beyond the close.



- 2.4 Due to its elevated position, none of the land falls within a recognised flood risk zone as defined by the Environment Agency.



- 2.5 All of the application site is located within the established settlement boundary as detailed in the adopted Eastleigh Borough Local Plan. However, it is within an Article 4 Direction zone and so Permitted Development rights are restricted.



- 2.6 A zone to the rear of the properties along the western side of Rutland Gardens contains a group of protected trees. No trees or hedgerows are either required to be removed or affected by the proposals.

3.0 Existing Building

- 3.1 Springfield is a 2 storey, 4 bedroom, dwelling with an adjoining garage connected via a lean-to roof to the front elevation which continues across to form a porch.
- 3.2 It was modified in 2014 with a single storey rear extension extended across the back of the property. A replacement garage, study, and master bedroom suite over 2 storeys to the southern side elevation was approved at the same time but never constructed.
- 3.3 The front elevation has been rendered with a cream, through coloured, silicate render. The remainder of the house is finished in a buff brick. All windows have been replaced with anthracite grey upvc units. The roof is finished in dark grey, interlocking, smooth tiles



4.0 Planning History

- 4.1 A detailed planning application was submitted and approved in May 2021 (ref: H/21/89978). This followed a period of discussion with the local authority.
- 4.2 The property was sold in 2022 prior to the approved scheme being implemented.
- 4.3 Prior to this approval, a number of previous applications for works were submitted and approved including the partially implemented scheme from 2014.
- 4.4 It is a combination of this scheme and the 2021 approval that have set the design direction for the subsequent proposals.

4.0 Brief

- 4.1 The new owners called for a slight alteration to the previous approval to encompass the garage space so creating a study, home office and hobby room.
- 4.2 In addition, the proposed master bedroom suite is extended forward to give additional floorspace at the expense of an east facing balcony.

5.0 Proposals

- 5.1 **Layout.** The layout broadly covers the same footprint as the existing garage although is extended forward at ground floor level by 1275mm. This is still fractionally behind the building line of the neighbouring property to the south. The rear part of the proposed first floor extension is set back 1470mm from the existing first floor wall and pulled inboard from the boundary by 950mm. The present garage floor level is lifted to the same height as the main dwelling and the converted garage and extended ground floor is combined to form a single, open plan space. At first floor level a master bedroom with en-suite bathroom and separate dressing room is formed.
- 5.2 **Architectural Style.** The extended forms are expressed by means of a revised roof terminating in new gables front and rear. These new roof planes repeat the pitch, detailing and materials of the original structure and result in a transverse ridge appreciably lower than existing. The new ridgeline is also lower than that previously approved. Materials generally reflect the existing structure other than a section of split face, stacked slate cladding to the front gable which serves denote the extension, break up the visual mass of the street facing elevation and create visual interest.
- 5.3 **Scale and Bulk**
The extended forms read as visually subservient to the existing dwelling.
- 5.4 **Amenity.** By keeping the front elevation behind the neighbouring building line and stepping the rear elevation away from the boundary, no adverse loss of light or privacy is experienced. Crucially, the 45 degree rule to the neighbouring first floor windows is not breached.
- 5.5 **Landscaping**
No changes to the external landscaping are proposed.

6.0 Highways

- 6.1 The pedestrian and vehicular connections to the highway will remain unaltered.
- 6.2 The number of bedrooms has increased from 4 to 5 but the overall parking requirements are still comfortably met.
- 6.3 Although the garage is replaced with living accommodation under these proposals, the front garden remains laid to gravel and comfortably accommodates in excess of 6 vehicles whilst facilitating ingress and egress in a forward gear.

7.0 Sustainability

- 7.1 The changes will now require compliance with the June 2022 implementation of Part L1 of the Building Regulations. This has resulted in a thicker external construction (for example, walls are increase from 300mm to 350mm) to achieve higher insulative values than on the previously approved scheme. However, the opportunity will be taken to exceed these criteria and create a truly sustainable structure. It is proposed to offer the following element U-values: roof 0.11W/m2K, walls 0.18W/m2K, floors 0.13W/m2K.
- 7.2 Natural light will be introduced by means of the full height glazing to the eastern and western elevations. The ceilings in this space will be vaulted so exaggerating the feeling of light and space.
- 7.3 New lighting will be by means of mains voltage, low energy, led units.

8.0 Accessibility

- 8.1 The primary entrance is not altered under these proposals.
- 8.2 The bathroom provision is improved by means of a fully accessible en-suite bathroom.
- 8.3 New light switches, power sockets and appliance controls to be located within the tolerances required by Part M.