

DESIGN, ACCESS + PLANNING STATEMENT FOR A NEW SINGLE AND PART TWO STOREY REAR AND SIDE EXTENSION AND NEW PORCH.

7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH SO50 7BQ

17_22

This statement is to be read in conjunction with drawings numbered 17_22/ 01 to 05

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Description of the proposed works:

Remove the existing rear extension. Construct a new single and two storey rear extension forming a kitchen/dining/living room on the ground floor and a new master bedroom suite on the first floor. Internal alterations. Remove the existing porch and replace with a new open oak framed porch.

1. THE EXISTING LAND AND PROPERTY

The Existing Building:

7 Scotland Close is a brick built semi-detached house with a tile roof. Scotland Close is predominantly made up of brick or rendered semi detached houses with tiled roofs and a few bungalows.



View from Scotland Close of the front (East) elevation and neighbouring house.



View from Scotland Close of the front (East) elevation and neighbouring house showing the existing garage.



View from the back garden showing the existing extension, party boundary and the neighbouring house.



View of the side (North) elevation from Mortimers Lane (B3037) looking South West.

Planning boundaries

The proposed development is within the Eastleigh Borough Council ward for Fair Oak and Horton Heath and within the development boundary.

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2. THE PROPOSAL

Vision:

To generally re-organise the internal layout to create a more spacious entrance hall improving circulation to all rooms and the access to the garden. To provide a utility room with access to the garden to separate the laundry from the living space.

To create a more spacious living kitchen/dining room with improved views and access to the garden.

A new master bedroom suite to provide sufficient bedrooms and space for the growing young family.

Initial discussions:

Early discussions have been had with the adjacent neighbours. No concerns have been raised.

Design:

1. Positioning –
The design and position of the extension has been carefully considered to minimise impact on the neighbours. The single storey element of the extension is positioned against the boundary so that there will be no overbearing to the neighbour.
2. Overshadowing –
The extension is positioned to the North of the attached neighbour and will not cause overshadowing.
3. Materials – The materials have been chosen to create a modern extension which will define the new from and existing whilst remaining harmonious and complimenting the traditional style of the house.
4. Planning -
The footprint has been calculated as follows:
Existing footprint – 103.6sqm
Proposed footprint - 163.6sqm

The additional footprint is 60sqm which represents a 58% increase from the existing.

Access:

There is sufficient space on the driveway for four cars. Access and parking provision to the house will remain as existing.

Arboriculture:

No trees will be affected by the works.

Materials to be used in the development:

The new building has been designed to complement the existing house and surroundings all as follows (Refer to the elevation drawing numbered 05.)

- Walls: Brickwork. Colour red/ brown to match the existing.
Zinc cladding standing seam. Colour dark grey.
- Roof: Zinc standing seam. Colour dark grey.
Single ply membrane. Colour dark grey.
Tile. Colour red/ brown to match the existing.
- Windows + doors: Powder coated aluminium. Colour black.
- Windows + doors (to the existing house): Powder coated aluminium. Colour light grey.
- Rooflights: Metal. Colour dark grey.
- Lantern rooflight: Metal. Colour dark grey.
- Fascia: Zinc. Colour dark grey.
- Rainwater goods: Zinc. Colour dark grey.

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Conclusion:

The design process has shown that careful consideration has been given to the requirements of the clients and the impact on the neighbours.

The design meets the constraints imposed by the site and the legislation constraining development and as such proposes an acceptable addition.