

**13 Northdene Road
Chandlers Ford
Eastleigh
SO53 3DW**

**Proposed Rear Extension
and Roof Alterations**

Design and Access Statement

in support of
Planning Application – September 2023

Prepared by

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Site Location and Setting

13 Northdene Road is a detached bungalow located at the western end of the street. The existing plot is level in nature and measures approximately 596m². The existing house is situated approximately 8m back from the highway and there is a very large rear garden which predominantly extends to the south west of the main building. There is a detached garage and shed located to the north of the house.

The neighbouring properties are generally similar in style and many of them have been extended and have had their roof spaces altered with front and side facing dormers. To the rear of the property there is a public house and commercial units. The rear boundary is well screened by fencing and mature vegetation.

The Existing Buildings

The existing building is a double bay fronted detached bungalow with a hipped plain tiled roof. The existing walls are of facing brick construction. Windows, doors, fascias and soffits are all white uPVC.

The Proposals

The proposals to which this application relates are for the construction of 2.5m deep rear extension and associated alterations to provide a new internal accommodation at ground floor level. The roof will be altered and side facing dormers installed to provide first floor accommodation.

The new extension and alterations have been designed to be sympathetic to the existing building in both style and scale.

Due to the very large plot and orientation of the building there will be no adverse impact on the character of the area or the neighbouring properties.

There will be no negative impact on the neighbouring properties in terms of overlooking or overshadowing.

The proposed design, massing and materials of the extension will complement the property and will have no negative impact on the character of the area.

Highways, Access and Parking

The existing off road parking will be retained.

External Lighting Assessment

The proposals do not require any additional external lighting.

Biodiversity Assessment

The existing walls are of brick construction and with no open soffits or gaps within the roof covering. There are no parts of the existing building which would provide a habitat for any protected species and therefore there is no likely impact with the proposed works.

Summary

The proposals would provide the additional habitable space required by the applicants whilst respecting the character of the host dwelling and without impacting on the character of the street scene or the surrounding area.



Existing Front Elevation



Existing Rear and Side Elevation



Existing Garden



**Neighbouring Properties with
Similar Roof Alterations**