

**22 Arundel Road
Boyatt Wood
Eastleigh
SO50 4PQ**

Proposed Single Storey Rear Extension

Design and Access Statement

in support of
Planning Application – September 2023

Prepared by

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Site Location and Setting

22 Arundel Road is a semi-detached property with a linked garage that is located at the western end of Arundel Road. The existing plot slopes downwards from the north east corner to the south west. The existing site measures approximately 278m².

The existing rear garden is bounded by close boarded fencing measuring between 1.8 to 2.4m tall. There are residential properties to the north and south and rear backs on to Woodside Avenue. The rear boundary is heavily screened with mature vegetation.

The Existing Buildings

The existing building is a two-storey dwelling with a gabled pitched roof with an interlocking concrete tile finish. The front roof slope has a large tile clad dormer. The existing walls are a light coloured facing brick.

The existing windows, doors, fascias and soffits are white uPVC.

The Proposals

The proposals to which this application relates are for the construction of a single storey rear extension and associated alterations to provide a new internal accommodation, including the conversion of the existing attached garage to habitable accommodation.

The new extension has been designed to be sympathetic to the existing building in both style and scale. The rear extension has been stepped down towards the southern end of the site to correspond with the falling ground levels and ensure that there is no impact on the neighbouring property to the south.

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

Existing off road parking for two vehicles 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 Attached Garage



Existing Rear Elevation