

B.S.K. Ltd

Blue Sky Design & Build Ltd

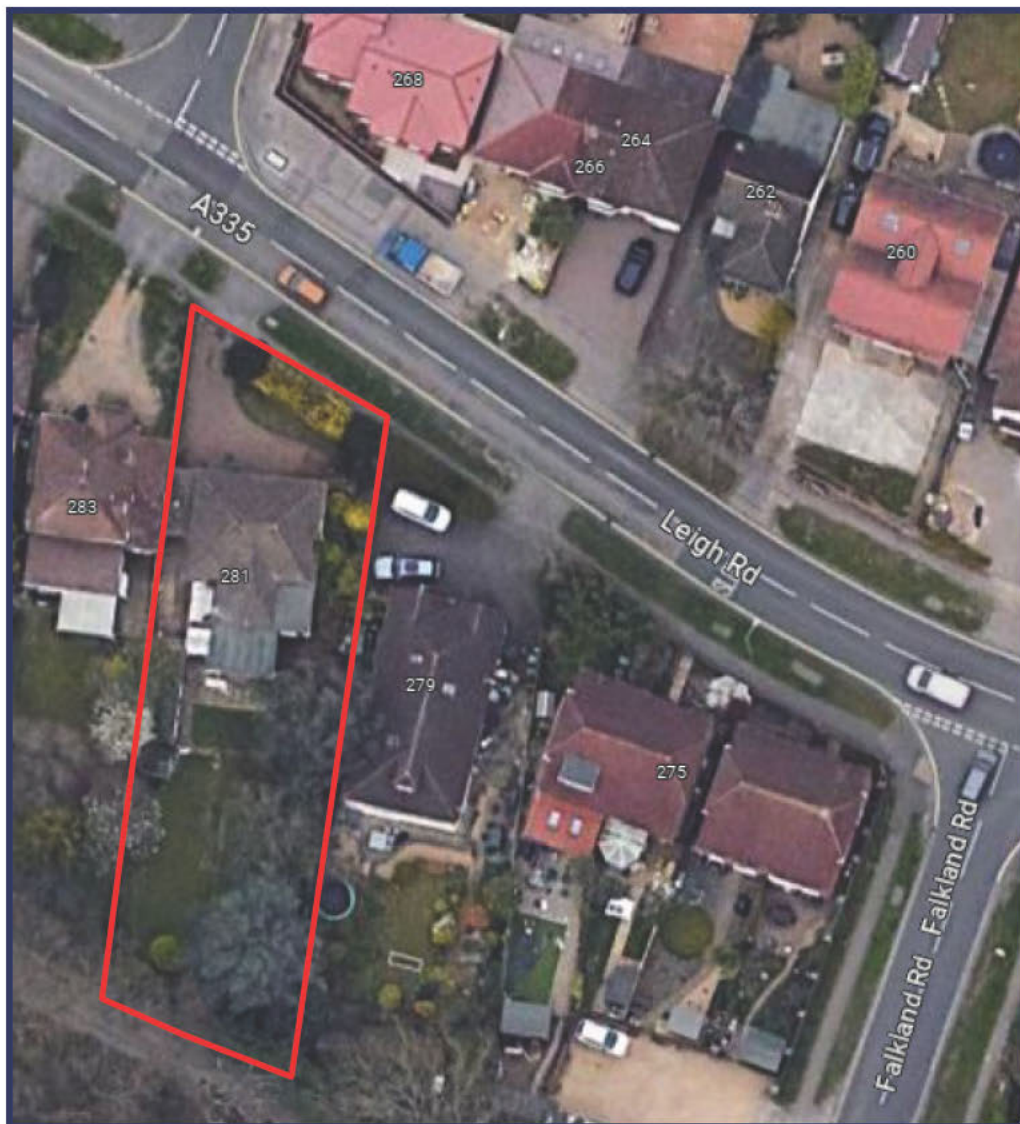
**SMALL WORKS PROJECT DESIGN and MANAGEMENT
PLANNING & SURVEYING SERVICES
ARCHITECTURAL GLAZING SUPPLY SPECIALISTS**

The Planning and Building Service Dept,
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh, SO50 9YN

DESIGN STATEMENT

August 2023

**Proposed Development
281 Leigh road, Eastleigh.
SO53 3AS**



Location

The property in question lies approximately 2.5-Km West of Eastleigh town centre.

The property lies within the established area of Chandlers Ford.

Leigh road is a thoroughfare lined with an eclectic array of properties, predominantly traditional brick-built dwellings with pitched roofs; all of varying design and proportions.

Many dwellings close to the application address have undergone improvement and been extended over time.

Property History.

The dwelling known as 281 Leigh road was constructed in circa. 1960's as a single-storey detached bungalow.

The property under consideration has undergone minimal alterations since the original construction; The addition of a rear brick-built extension that is to be demolished as part of this application.

The property has been the new home of the applicant since earlier this year.

The existing dwelling lies on a plot of approximately 0.725 hectares / 725 sq. M

The Design Statement

The proposal is to provide additional modern family living space for the extended family in residence at the dwelling.

The application is to add a single-storey rear extension on the South Elevation with a sympathetic addition to the host dwelling.

The proposed works sit comfortably within the curtilage of the existing property that extends over 28-metres on the South-West-facing elevation from the existing construction.

The new design makes better use of the generous plot proportions.

The proposal maintains the home as a three-bedroom property along with additional ground floor living space.

The existing property has off-road parking for several vehicles and a garage that is to be maintained as part of the proposed works.

The proposal is considered to follow the guidelines and conditions laid out in the 'local plan' for development within the extent of Eastleigh Borough Council planning authority.

The proposal also adheres to the principles of 'good design' in accordance with the national planning framework.

It is stated that every effort will be made to match the existing construction materials

Site work would be undertaken with the minimum of interference or inconvenience to local residents.

It is considered that there are no issues with rights of light or privacy affecting adjacent properties in this application.

It is therefore considered that the proposed work would, in our opinion, represent an acceptable alteration to an existing property within a mature residential area.

In addition to the proposed building work; the homeowner will also implement a number of green BREEAM measures to improve the sustainability of this 60year-old property.

Namely: Improved insulation.

Schematic Representation of Proposed Works

Fig. A
Rear View



Fig. B
Elevated Rear View



Fig.C

Photograph of the Area Under Consideration



We trust that this explanation and enclosed information will help the authority to appreciate the applicant's desire to update and improve the facilities and living standards for their family within their chosen home and maintain the integrity of the existing property.

We look forward to your considered approval in this matter.

Yours sincerely,

[Redacted Signature]

Keith Petley
(Director)

BSK Ltd

Tel: [Redacted]

Fax: [Redacted]

Email: [Redacted]