

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

**Proposed Rear Extension
and Roof Alterations**

Design and Access Statement

in support of
Planning Application – November 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.

Planning History

Planning Application: H/23/95948

An application was submitted in September 2023 for a similar scheme on this site which was refused on 13th October 2023.

Reason for refusal: "The proposed development due to its siting, design, massing, scale and external materials would create an unattractive and incongruous feature at odds with the appearance of the house/ neighbouring properties and detrimental to the character and pattern of development within the locality."

The revised proposals reduce the size of the roof extension bringing the proposals very close to what would be achievable through permitted development as demonstrated in the sketches below.

The character of the area and pattern of development would not be detrimentally impacted by the proposals. The surrounding area is predominantly pitched roof bungalows and a great many of these have been extended with both front facing and side facing flat roof dormers as demonstrated by the photos below. The proposals will reflect these adjacent properties in character.

The external materials will all be to match the existing and so would have no detrimental impact on the property or character of the surrounding area.

Character Of Surrounding Area

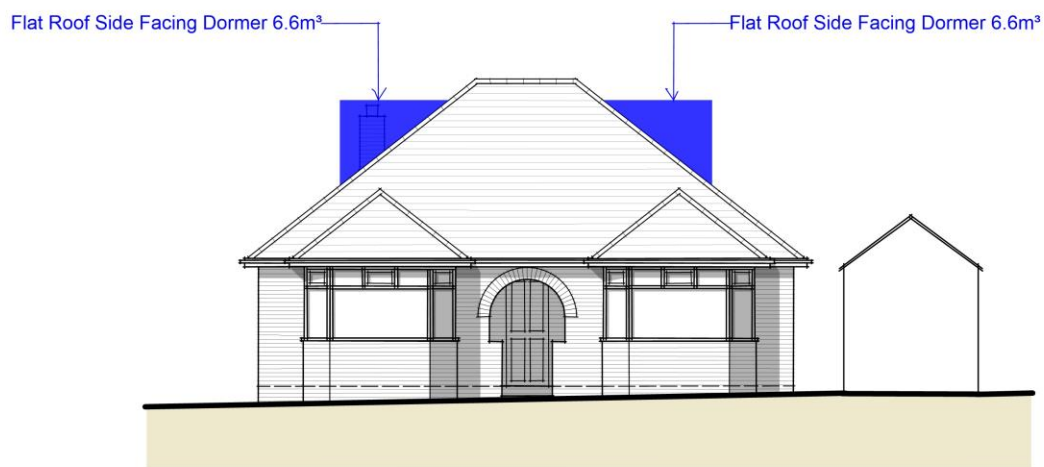
Neighbouring Properties with Roof Extensions



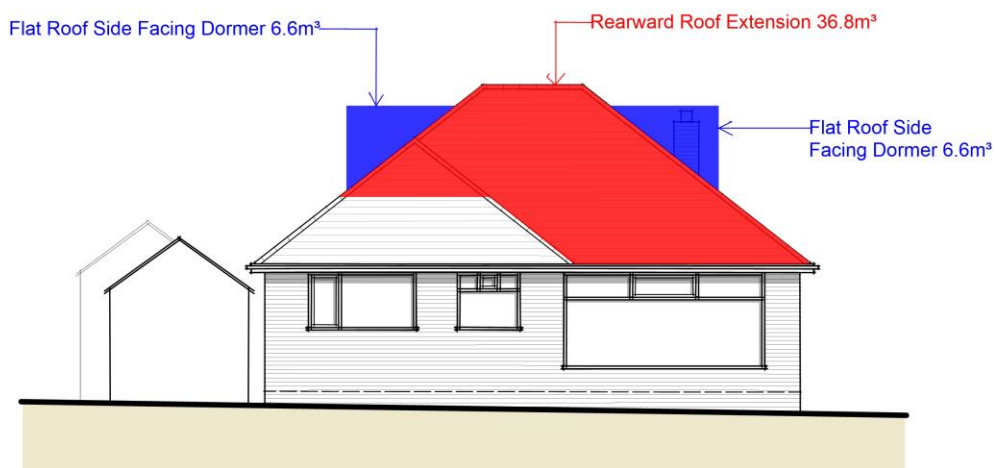


Permitted Development

The following sketches indicate what could be achieved under Class A and Class B Permitted Development Rights clearly demonstrating that the revised proposals could largely be constructed without planning approval. The view from the highway would essentially be identical in both cases.



Front (East) Elevation

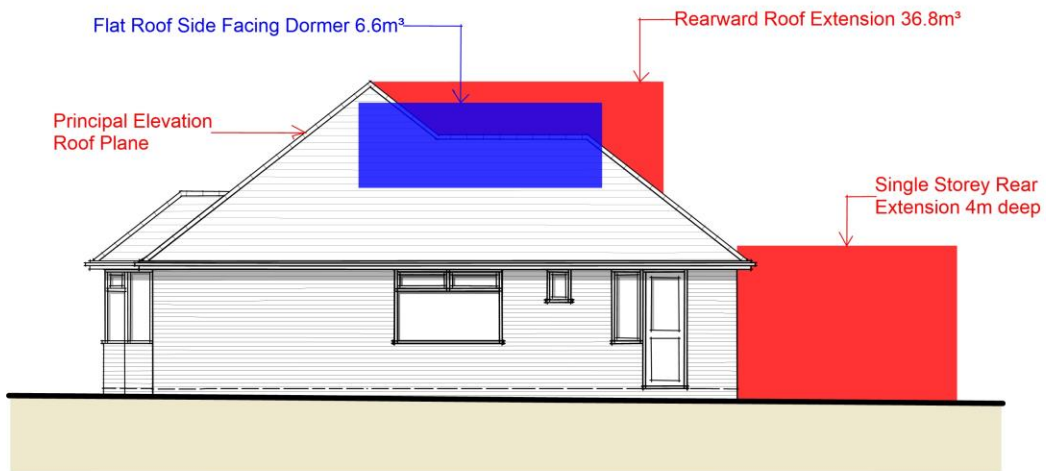


Rear (West) Elevation

Total Roof Extension 50m³



Side (South) Elevation



Side (North) Elevation

Total Roof Extension 50m³

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