

Design and Access Statement

Proposed Extensions and Alterations to Sunnyside Cottage, Mortimers Lane, Fair Oak, Eastleigh, Hampshire, SO50 7EA

1. Introduction

This statement supports a planning application for the **alteration and extension of Sunnyside Cottage** to enable short-term guest accommodation associated with wedding events. The proposals include:

- **Single-storey side and rear extensions**
- **First-floor rear extension**
- Internal reconfiguration to provide a **bridal suite, open-plan kitchen/dining area, dressing room, and additional guest bedrooms and bathrooms**

The proposed development **retains the property's commercial/business use** while enhancing facilities to provide high-quality short-term accommodation, supporting the ongoing operation of the existing business.

2. Site Context

Sunnyside Cottage is located on Mortimers Lane, Fair Oak, in Eastleigh, Hampshire. The site currently comprises:

- A two-storey dwelling was used for staff accommodation for an animal welfare centre
- 6 bedrooms, kitchen, utility room, and bathroom
- Existing garage and parking for 5 vehicles

The surrounding area is primarily low-density residential with rural characteristics, providing a quiet and suitable setting for short-term guest accommodation.

Planning context:

- The proposals are consistent with the character and scale of the existing building and surrounding development
 - The site is within the existing built footprint, minimizing the impact on open land
 - The development supports sustainable local economic use by enhancing an existing business
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3. Existing Use

- Current use: Staff accommodation (Class C3 or commercial-related residential use)
- Layout: 6 bedrooms, kitchen, utility, bathroom across 2 floors, plus garage and parking
- Access: Vehicular access via Mortimers Lane, with 5 parking spaces

The site currently operates as **business-related residential accommodation**.

4. Proposed Use

- **Ground floor:** Open-plan kitchen/dining area, bridal suite, dressing room
- **First floor:** 5 additional guest bedrooms and 2 bathrooms
- **Extensions:** Single-storey side and rear extensions for communal spaces, first-floor rear extension to increase guest bedroom capacity

The development is for **short-term guest accommodation** (weddings), and continues the **existing business use**, ensuring continuity of commercial activity.

5. Design Principles

1. **Scale and Massing**
 - Extensions designed to respect the scale and proportions of the existing cottage
 - Single-storey elements maintain a subordinate appearance
 - First-floor rear extension set back to reduce visual dominance
 2. **Appearance**
 - Materials will match the existing building (brickwork, roofing, windows)
 - Fenestration pattern follows existing design for a cohesive aesthetic
 3. **Functionality**
 - Efficient layout for short-term guest accommodation
 - Clear circulation and access for guests, staff, and service vehicles
 4. **Sustainability**
 - Retention and reuse of existing structure where possible
 - Energy-efficient lighting, heating, and insulation to reduce environmental impact
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6. Access

Vehicular Access and Parking

- Access retained via existing driveway from Mortimers Lane
- Parking increased from 5 to 7 spaces to accommodate guests
- Layout allows safe vehicle circulation and turning

Pedestrian and Disabled Access

- Level access routes to key areas (kitchen/dining, bridal suite, guest rooms)
- Routes designed to meet accessibility standards where feasible

Emergency Access

- Clear access routes maintained for emergency services
 - Adequate fire safety and evacuation routes incorporated
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7. Planning Considerations

- **Character and Appearance:** The proposals retain the domestic scale and character of Sunnyside Cottage and will not adversely affect the visual amenity of the street scene
 - **Residential Amenity:** Extensions are positioned to avoid overlooking or overshadowing neighboring properties
 - **Highways and Parking:** Sufficient on-site parking and access maintained to prevent adverse impacts on local highway safety
 - **Economic Sustainability:** The development supports an existing business and promotes local employment and tourism
 - **Environmental Considerations:** Efficient building design and reuse of existing fabric minimize environmental impact
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8. Conclusion

The proposed development:

- Provides functional, high-quality short-term guest accommodation
- Retains business use and supports the existing enterprise
- Enhances site amenity while respecting the character and context of the existing building
- Ensures safe, accessible, and efficient access for vehicles, pedestrians, and emergency services

The proposals **represent a sympathetic, sustainable, and well-considered extension and alteration** of Sunnyside Cottage in line with planning policies for the area.