

DESIGN & ACCESS STATEMENT

Site: Wayside House, Kew Lane, Old Bursledon, SO31 8DG

Proposal: Single storey side extension with extended balcony

1. Introduction

This statement supports a householder application for a single storey side extension and extension of an existing balcony within the Old Bursledon Conservation Area.

The proposal has been designed in accordance with the **National Planning Policy Framework** and relevant local policies.

2. Policy Context

The proposal accords with:

- **NPPF Sections 12 & 16** (design and heritage)
- **Eastleigh Local Plan Policies:**
 - DM2 – General Development Criteria
 - DM11 – Design of New Development
 - DM12 – Extensions to Dwellings
 - DM13 – Historic Environment

The scheme delivers a high-quality, sympathetic addition that preserves local character.

3. Site & Context

The property is a modern dwelling within the Old Bursledon Conservation Area, characterised by a mix of building styles, spacious plots, and a semi-rural village setting.

The Council's **Old Bursledon Conservation Area Appraisal** identifies the area's significance as deriving from its varied architecture, informal layout, and verdant character. Development is expected to be **subordinate, well-integrated, and respectful of existing form and materials**.

4. Proposal

The development comprises:

- **A single storey side extension**
- **An extension of the existing first floor balcony** above

The proposal builds on the established form of the dwelling, where a balcony already exists above a single storey element.

5. Design

Scale & Form

- Subservient single storey addition
- No increase in overall building height
- Balcony extension reflects existing arrangement

Appearance & Materials

- **Brickwork to match the existing dwelling**
- **Glass balustrading** replacing existing wrought iron railings

The use of glass introduces a **lightweight, visually recessive element**, reducing visual clutter and improving the overall appearance.

6. Impact

Character & Conservation Area

The proposal:

- Preserves the character and appearance of the conservation area
- Reflects guidance within the Conservation Area Appraisal
- Remains visually contained and proportionate

Residential Amenity

In accordance with Policy DM2:

- No material overlooking beyond existing conditions
 - No unacceptable loss of light or outlook
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7. Access

No changes to access or parking arrangements.

8. Conclusion

The proposal is a **modest, well-designed extension** that complies with local and national policy and preserves the character of the Old Bursledon Conservation Area.

HERITAGE STATEMENT

1. Introduction

This statement assesses the impact of the proposal on the Old Bursledon Conservation Area in line with the **National Planning Policy Framework**.

2. Heritage Significance

The Old Bursledon Conservation Area is valued for its historic village character, varied building forms, and spacious, semi-rural setting.

The Council's Conservation Area Appraisal emphasises the importance of:

- Maintaining **scale and subservience**
- Using **appropriate, high-quality materials**
- Preserving the area's **informal and open character**

Wayside House is a modern dwelling making a **neutral contribution** to this significance.

3. Proposal

- Single storey side extension
 - Extension of existing balcony with **glass balustrading replacing wrought iron railings**
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4. Impact Assessment

Scale & Design

The development is:

- Subordinate to the host dwelling
- Consistent with its established form
- Not visually intrusive

Materials

- Matching brick integrates the extension
 - Glass balustrading provides a **lightweight enhancement**, improving the appearance of the existing balcony
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5. Effect on Significance

The proposal:

- Preserves the character and appearance of the conservation area
- Aligns with the Conservation Area Appraisal guidance
- Results in **no harm** (NPPF)

The effect is neutral, with a minor visual improvement.

6. Conclusion

The development complies with **NPPF Section 16** and Policy DM13, preserving the significance of the conservation area.

Planning permission should therefore be granted.