

**PROPOSED EXTENSIONS
AT
12 ALEXANDRA ROAD
CHANDLERS FORD
EASTLEIGH
SO53 2BN**

PLANNING STATEMENT

SCOPE OF WORKS:

The project involves demolition of existing detached garage and rear conservatory on a 3 bed detached dwelling house. The existing small bedroom is currently used as a study. The dwelling house is a two storey property under a tiled pitched roof. The ground floor extends rearwards with a tiled lean-to roof.

PROPOSALS:

To erect a two storey side extension and continue the lower ground floor element. This proposals will create home office, store and enlarged kitchen/dining area on the ground floor and a master bedroom, with en-suite to the first floor. The extended property will remain 3 bed, as the proposed bathroom will be located into the current rear small bedroom, allowing access to the new first floor bedroom where the bathroom is currently located.

The current garage is very close to the neighbouring property (No.10), but the new proposal sets the construction 1000mm away from the boundary, allowing access to the rear garden.

CAR PARKING:

Even with the loss of the one vehicle garage, there is sufficient off road car parking to the front to satisfy the requirements for a 3 bed dwelling.

ROOF CONSTRUCTION:

The new roof to the side extension will be a "lay-on" roof, leaving the existing house roof intact. Existing roof tiles removed from the existing end hipped roof will be used on the front elevation of the new side extension.

MATERIALS:

All materials (walls, roof, windows and doors) will be to match existing. In addition, the front elevation of the side extension will be "tile hung" in plain tiles, to create a feature and obliterate any colour/texture difference from old to new, as brickwork quite often does.