



Design and Access Statement

***Timber Garden Room
(replacing an existing conservatory)***

at

47 Brownhill Road

Chandlers Ford

Hampshire

SO53 2EF

On behalf of

Mr and Mrs Headey

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the replacement of the existing rear conservatory with a timber garden room at 47 Brownhill Road, Chandler's Ford. The proposal has been carefully considered in relation to the host dwelling, the surrounding residential context and relevant national and local planning policy.

2. Location

Chandlers Ford is a small town located 3 miles north of Eastleigh. The area is predominantly residential.

3. The Host Dwelling



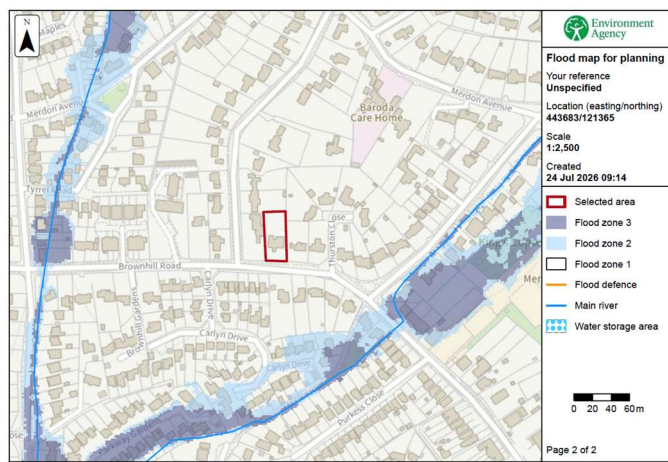
View of front elevation

47 Brownhill Road is a detached two storey dwelling house, of brick construction and a tiled roof set in a large and spacious plot.

The property is set back from the highway, accessible through a large drive with parking space for several vehicles.

The rear of the property consists of a large and private garden enclosed with mature hedging and fence panels. There's an existing Conservatory to the rear elevation where the proposed Garden Room will be erected.

There are residential properties to the north, east and west of the application site. The host dwelling is not listed and does not fall within the boundaries of a Conservation Area. The property is not within the flood plain as demonstrated below.



4. Planning History

T/26/101516 - 47 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EF

1no. Lime (T1) - Fell. Cavity on main stem at 1.5m. Replant 1 x 10-12cm Lime within 2m of existing Lime. 1no. Cypress (T2) - Fell. Dying. Replant 1 x 10-12cm Lawson Cypress within 2m of existing Cypress.

T/20/88921 - 47 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EF

1 no. Birch (T1) - Remove

F/16/78375 - 47 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EF

Two storey side, two storey rear extension, single storey side & rear extension, addition of rear dormer & external alterations (amendment to F/15/77104), partial variation of condition 6 of F/15/77104 - Granted

F/15/77104 - 47 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EF

Two storey side, two storey rear extension, single storey side and rear extension, addition of rear dormer and external alterations (Amendment to F/15/76357)

F/15/76357 - 47 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EF

Two storey side, two storey rear extension, single storey side and rear extension, front porch and external alterations.

The property has a history of domestic extensions, including two-storey additions and alterations. Previous tree works have also been approved. None of the historic permissions restrict or conflict with the proposed development.

5. The Proposal



View of rear elevation

The proposed Garden Room will replace the existing Conservatory in place. The Garden Room footprint will extend to the left of the existing Patio door reaching the kitchen tiled lean-to. The patio door will be removed to form a permanent opening between dwelling and extension.



The above is a 3D image (for illustrative purposes only) of the proposed Garden Room in-situ.

The proposed garden room would provide a high-quality and visually sympathetic addition to the dwelling. Its scale, form and detailing have been designed to complement the existing property while improving the appearance and usability of the rear elevation.

The proposed materials, including brick, timber and glazing, would sit comfortably alongside the existing dwelling and are appropriate to the domestic scale and character of the proposal.

The works would not result in harm to any important architectural, historic or landscape features. The extension would remain clearly subservient to the host dwelling and would preserve the character and setting of the property through its modest scale, considered siting and sympathetic material palette.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

6. Materials

Existing House

Walls –Brick

Roof – Tiled

Doors/Windows – PVC

Existing Conservatory

Walls –Brick

Roof – Glazed

Doors/Windows – PVC

Proposed Garden Room

Wall/Base – Brick

Roof – Flat roof – single ply membrane incorporating a glazed lantern roof light.

Doors and Windows – Timber

7. Design

7.1 Scale and appearance

The proposed design has been developed to ensure that the garden room remains subordinate to the main dwelling and does not detract from the character, appearance or setting of the property or the wider residential area.

The use of brick, timber and glazing is appropriate for a small-scale domestic extension and would provide a coherent relationship with the existing house while improving the quality of the rear elevation.

7.2 Landscaping

No landscaping proposed.

7.3 Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

8. Impact on neighbouring properties

The proposed garden room would be located within the established residential curtilage of the property and would replace an existing conservatory. Given its domestic scale, siting and relationship with neighbouring properties, the proposal would not give rise to unacceptable impacts in terms of overlooking, loss of light, loss of outlook, noise or general residential amenity.

9. Policy Compliance

National Planning Policy Context

The National Planning Policy Framework sets out the Government's planning policies for England and is a material consideration in the determination of planning applications. It confirms that planning decisions should support sustainable development and promote well-designed places.

Eastleigh Borough Local Plan

25.NC

Development which will adversely affect a habitat or feature of importance for wild fauna and flora will not be permitted, unless it can be demonstrated to the satisfaction of the Council that:

- (i) the benefits of the development outweigh the adverse impacts;*
- (ii) the adverse impacts are unavoidable, and*
- (iii) appropriate measures are taken which would mitigate or compensate for any adverse impact.*

59.BE

Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

- i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;*
- ii. they make the most efficient use of the land;*
- iii. they incorporate an appropriate mix of dwelling type and land-use where appropriate;*
- iv. they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse*

impact on the setting of the settlement in the surrounding countryside;

v. they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;

vi. include, where appropriate, provision for the secure storage of bicycles;

vii. they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;

viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;

ix. they include, where appropriate, measures which provide shade and protection from the sun; and

x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.

Policy DM1, General criteria for new development

All new development should (as relevant):

- i. not have an unacceptable impact on, and where possible should enhance:*
 - a. residential amenities;*
 - b. the character and appearance of urban areas, the countryside and the coast;*
 - c. biodiversity*

The proposal is considered to accord with the relevant provisions of the National Planning Policy Framework and the Eastleigh Borough Local Plan 2016–2036, including Policy DM1, which seeks to ensure that development has regard to residential amenity, character and appearance, biodiversity and the wider context of the site.

The purpose of the proposal is to improve the functionality and long-term enjoyment of the dwelling as a family home, while replacing an existing conservatory with a more thermally efficient and architecturally considered structure.

In planning terms, the proposed garden room would:

- provide a high-quality and visually appropriate addition to the dwelling;
- preserve the character and appearance of the host dwelling and surrounding residential area;
- improve thermal performance by replacing the existing PVC conservatory with a more robust and efficient structure;
- avoid unacceptable impacts on neighbouring residential amenity, including privacy, daylight, outlook and general living conditions.

For these reasons, the proposal is considered to satisfy the aims of the relevant planning policies. It would not detract from the host dwelling or surrounding area and would instead

enhance the property through good design, appropriate detailing and the sympathetic use of materials.

The proposed Garden Room will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the dwelling in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small-scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high-quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed Garden Room has sufficient integrity to contribute to the amenity of 47 Brownhill Road without detracting away from the beauty and character or conflicting visually or technically to the existing property.

10. Conclusion

In conclusion, the proposed replacement garden room represents a modest, well-designed and appropriate form of development within the residential curtilage of 47 Brownhill Road. It would enhance the quality and usability of the family home, improve the appearance and performance of the existing rear addition, and preserve the amenity of neighbouring occupiers. The proposal is considered to be in accordance with the relevant national and local planning policy framework and should therefore be supported.