

Design and Access Statement

Project: Extension to Rear Garage

Site Address: 32 Allbrook Hill, Allbrook, Eastleigh, SO50 4LY

Applicant: Mr Stephen Roberts

Date: 07/05/2026

1. Introduction

This Design and Access Statement supports the planning application for the extension of an existing double garage at the rear of 32 Allbrook Hill.

The proposal aims to provide additional secure storage space, a new single garage, and improved functionality, while maintaining the character of the surrounding area.

2. Site Context

The property is located in a semi-urban setting in Allbrook, Eastleigh, adjacent to a scout hut and children's playground.

The site currently comprises two flats with parking for six vehicles at the front and a double garage at the rear. The surrounding area features a mix of residential and community buildings, with a generally low-rise scale and varied architectural styles.

3. Design Principles

- **Use:** The extension will serve as a combination of storage space and a single garage for private use.
- **Amount:** The proposal extends the existing double garage footprint to incorporate new storage areas and a single garage bay.
- **Layout:** The new single garage will be positioned at the far end of the extended structure, with an up-and-over door for vehicle access. The storage areas will be accessed via a new pedestrian door, and a new window will provide natural light.
- **Scale:** The new pitched roof will be 875 mm higher than the existing garage roof, remaining proportionate to the main building and neighbouring structures.
- **Appearance:** The extension will be constructed in painted blockwork with a painted timber door and window, ensuring a simple, functional, and cohesive appearance.
- **Sustainability:** The design incorporates natural lighting to reduce reliance on artificial lighting during the day.

4. Access

- **Vehicular Access:** No changes to existing parking arrangements at the front of the property, which accommodates six vehicles. The new single garage will provide additional secure parking.

- **Pedestrian Access:** The new storage areas will be accessed via a side pedestrian door, with level access maintained.
- **Inclusive Design:** The proposal ensures ease of access for all users, with door widths and thresholds designed to be practical and safe.

5. Justification

The proposed extension is modest in scale, uses materials in keeping with the existing building, and will not adversely affect the character of the area.

It enhances the functionality of the property without increasing occupancy or generating additional traffic. The design respects the semi-urban setting and neighbouring uses, including the adjacent scout hut and playground.

6. Conclusion

This proposal represents a practical and sympathetic enhancement to the property, providing improved storage and parking facilities while maintaining visual harmony with the surroundings.

It complies with local planning policies relating to scale, design, and access, and will make a positive contribution to the usability of the site.