

DESIGN, ACCESS + PLANNING STATEMENT FOR A NEW SINGLE STOREY REAR EXTENSION.

35 MORTIMERS LANE, FAIR OAK SO50 7BH

05_25

This statement is to be read in conjunction with drawings numbered 05_25/ 01,02,03,04 and 05, completed CIL form 1, Biodiversity checklist and Arboricultural report (AIA).

CONTENTS:

1. The Existing Land and Property
2. The Proposal

Description of the proposed works:

A single storey rear extension, internal reorganisation and part conversion of the garage.

1. THE EXISTING LAND AND PROPERTY

The Existing Building:

The house is a brick built detached house with a tile roof. Mortimers Lane is predominantly made up of brick, rendered or clad detached houses and bungalows with slate or tiled roofs.



Front View



Rear View

Planning boundaries

The proposed development is within the Eastleigh Borough Council ward for Fair Oak and Horton Heath and within the planning development boundary.

2. THE PROPOSAL

Vision:

To generally re-organise the internal layout to create an improved flow and circulation to all rooms.
To provide a utility room, cloakroom and a large kitchen with improved views and access to the garden to suit the needs of the growing young family in line with the modern way of living.

Initial discussions:

Early discussions have been had with the adjacent neighbours. No concerns have been raised.

Design:

1. Positioning – The position of the extension has been carefully considered to minimise impact on the neighbours. The single storey extension would under usual circumstances fall within the guidelines for permitted development rights.

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2. Form and mass – The extension is predominantly single storey with a parapet wall. The overall size has been designed within the guidelines of permitted development in mind.
3. Overshadowing – The extension is single storey at the boundary and is positioned no closer to the neighbouring property so will not cause overshadowing.
4. Materials – The materials have been chosen to create a modern extension which is harmonious with the traditional style of the house. The metal cladding has been used to add a modern element to the rear single storey elevation, to break up the brickwork and create a visual continuity of the vertical lines of the doors.



SOUTH ELEVATION

Planning history:

Extract of the history included on the Eastleigh BC website.

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Planning Applications (1)

Z/29366/000/00 - 35 Mortimers Lane, Fair Oak ,

Valid date: 05/02/1987

FIRST FLOOR SIDE EXTENSION

Type of Application: Full planning · Status: Decided · Ward: Fair Oak and Horton Heath

Specialist: Derrick Etherden · Determination Level: Delegated Decision · Decision: Permit · Decision Date: 25/06/1987

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Access:

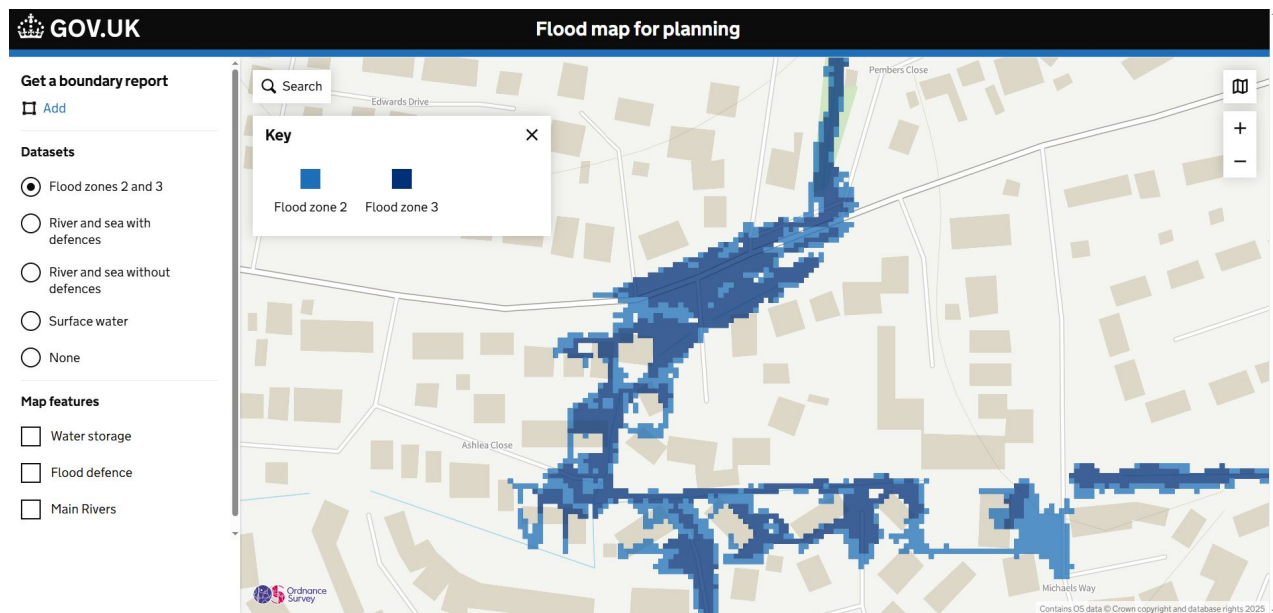
There is sufficient space on the driveway for four cars. The existing garage is to be partly converted to internal accommodation. Parking provision to the house will remain as existing.

Arboriculture:

The existing trees are to be retained. An arboricultural impact assessment has been prepared to demonstrate how the trees will be protected. AIA attached to this application.

Flood Risk

The ground to the front of the house is low. The proposed extension to the rear is outside of the flood area and is not at risk to flooding.



Materials to be used in the development:

The new extension has been designed to complement the existing house and surroundings all as follows (Refer to the elevation drawing numbered 05_25/05)

- Walls: Brickwork. Colour yellow to match the existing.
Metal cladding. Colour dark grey
- Roof: Single ply membrane. Colour dark grey.
- Coping stone: Metal. Colour grey.
- Windows + doors: Powder coated aluminium. Colour grey.
- Rooflights: Metal. Colour grey.
- Rainwater goods: uPVC. Colour black to match existing.

Conclusion:

The design process has shown that careful consideration has been given to the requirements of the clients and the impact on the neighbours.

The design meets the constraints imposed by the site and the legislation constraining development and as such proposes an acceptable addition.