



230022 / 2.03 revision B

RIBA 03 – Householder Planning Application

8 Nichol Road, Chandlers Ford, Hampshire. SO53 5AS

Planning, Design, Biodiversity, & Access Statement

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NB: Additional images courtesy of Google Maps

01.00 INTRODUCTION

01.01 Generally

01.01.01 This Design Statement has been prepared on behalf of Mr. & Mrs. N. Groves for the extension and remodelling of their home at 8, Nichol Road, Chandlers Ford, SO53 5AS.

01.01.02 The proposed development comprises:

- Partial extension to the front, south-west elevation of the property
- Extension to the rear, north-east elevation of the property
- Demolition of the existing undersized double garage
- Relocation of the vehicular site access from Gordon Road to Nichol Road.
- Addition of an open sided single storey carport to the north-west elevation
- Erection of a 1.8 metre high close boarded timber fence to enclose the rear garden.

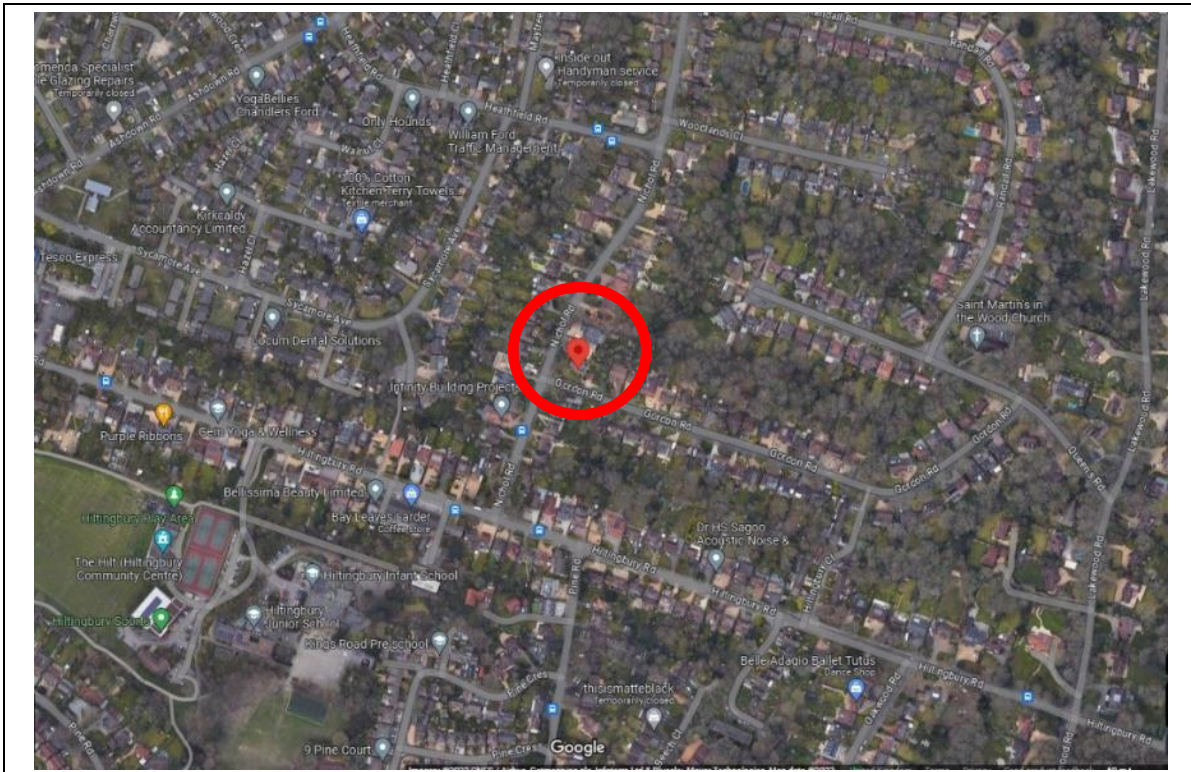
01.01.03 This Planning, Design, Biodiversity, & Access Statement should be read with the following drawings:

- 230022-A-P-001 rev B Location Plan
- 230022-A-P-002 rev B Block Plan
- 230022-A-P-005 rev B Existing Site Plan
- 230022-A-P-006 rev B Existing Floor Plans
- 230022-A-P-007 rev B Existing Elevations
- 230022-A-P-010 rev B Proposed Site Plan
- 230022-A-P-011 rev B Proposed Ground Floor Plan
- 230022-A-P-012 rev B Proposed 1st Floor Plan
- 230022-A-P-013 rev B Proposed Roof Plan
- 230022-A-P-015 rev B Proposed Elevations
- 230022-A-P-020 rev B Existing Street Scene
- 230022-A-P-021 rev B Proposed Street Scene - Nichol Road
- 230022-A-P-023 rev B Proposed Street Scene – Gordon Road

02.00 ASSESSMENT

02.01 Site Location

02.01.01 The property is located on the corner of Nichol Road and Gordon Road to the west of Winchester Road and to the north of Hiltingbury Road.



Location of 8 Nichol Road in the context of Chander's Ford (courtesy of Google Maps)

02.02 Existing Site Description

02.02.01 The property is a chalet bungalow and sits on a corner site at the junction of Nichol Road and Gordon Road.

02.02.02 The property is orientated on the site at an odd angle to the neighbouring properties and the 90° road junction with the entrance elevation facing to the south-west to the junction of Nichol Road and Gordon Road.

02.02.03 The property presents a 'blind' elevation to Nichol Road (its postal address) and makes poor use of the site with the majority of the open space to the front of the property with a disproportionately small private rear garden to the north and east of the site.

02.03 Existing Site Photographs



02.04 Existing Site Access and Parking

02.04.01 The existing vehicular site access is from Gordon Road with two parking spaces to the rear of the pavement providing access to a double garage.

A pitch roof and a flat roof suggest that an original single garage has been extended.

02.04.02 The approximate internal clear width of the existing garages is $\pm 5.6 \times 5.6$ metres (approximately 5.4 metres between internal piers), significantly below current requirements of 6.0 x 6.0 metres clear internal dimensions.



02.04.03 Pedestrian access is adjacent to the crossing point for Gordon Road to the front of the site (refer to Existing Site Photographs in section 02.03).

02.05 Existing Character

02.05.01 Extensions to existing and new build properties in the locality are maximising the potential of their sites and occupying almost the full width of plots, minimising the gaps between properties, and raising ridge heights.

02.05.02 Eaves conditions of original properties facing Nichol Road are being replaced with strong gable end features and contemporary styling.

02.05.03 Originally, the area was characterised by modest individual properties on generous plots. However, Nichol Road is changing in character as the original properties are being extended significantly or redeveloped by demolishing and building significantly larger replacement dwellings.

This is illustrated in the Google Maps aerial view of the site and neighbouring properties:



03.00 PLANNING

03.01 Design Reference Documents

03.01.01 The National Planning Policy Framework

03.01.02 The Adopted Eastleigh Borough Local Plan (2016-2036) Policies:

- S1 (sustainable development)
- S2 (approach to development)
- DM1 (general development)
- DM11 (nature conservation)
- DM14 (parking).

03.01.03 Eastleigh BC Supplementary Planning Document: Quality Spaces SPD (2011)

03.01.04 Eastleigh BC Supplementary Planning Document: Residential Parking Standards

03.01.05 Hiltingbury West Character Appraisal (2005)

03.01.06 National Space Standards (Department for Communities and Local Government 2015)

03.01.07 National Design Guide (Ministry of Housing, Communities & Local Government 2021)

03.02 Planning History

03.02.01 Z/18658/000/00 2 storey rear extension Approved dated 1978.06.30.

03.02.02 Z/18658/001/00 Garage extension Approved dated 1983.10.28.

03.02.03 Q/23/96172 Pre Application enquiry Response dated 2023.11.06.

03.03 Pre Application reference Q/23/96172 Decision extract with responses in amber text.

The site is within the urban edge where the principle of development is acceptable subject to the details complying with the relevant planning policies. These include:

The Adopted Eastleigh Borough Local Plan (2016-2036) Policies: S1 (sustainable development), S2 (approach to development) & DM1 (general development), DM11 (nature conservation) & DM14 (parking).

These policies require new development to:

- take full and proper account of the context of the site including the character and appearance of the locality.
- be well integrated in terms of mass, scale, materials, layout, density, design and siting both in themselves and in relation to adjoining buildings, spaces and views.
- not have an unacceptable impact on the amenities of future and existing residents, particularly in terms of a loss of light, outlook or overlooking.
- provide the required level of onsite car parking.
- not involve a loss or damage to important trees, habitats or protected species.

Eastleigh Borough Council Supplementary Planning Documents: Quality Places and Residential Parking Standards.

These documents provide additional guidance on specific policy requirements and can be found on the council's website at <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/planning-policy-guidance/supplementary-planning-documents>

The National Planning Policy Framework

Assessment of proposals

The application property is a detached bungalow with front and rear dormers located on a prominent corner location on the junction of Nichol Road and Gordon Road and set within a good-sized plot. There is amenity space to the front and sides of the dwelling, the amenity space to the east is a private, enclosed private garden. The current parking arrangements are provided by a double detached garage accessed via Gordon Road and is located in the garden and forms part of the boundary.

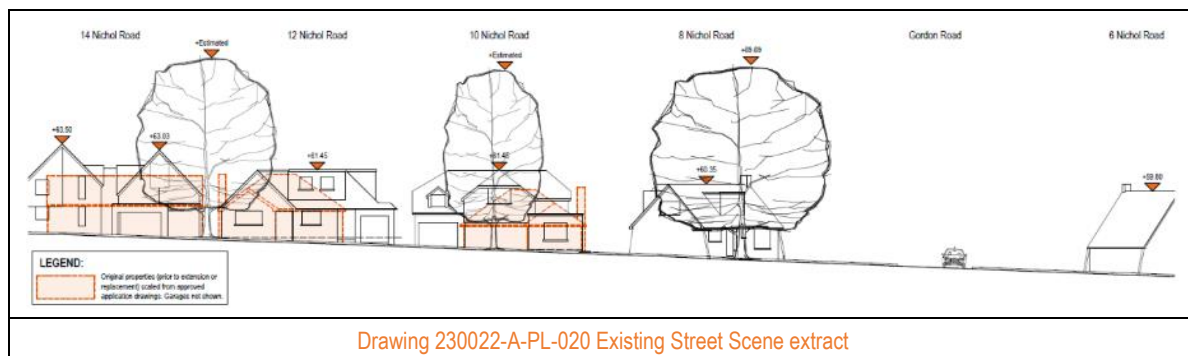
This pre-application proposes significant work to the dwelling. The proposed works include a two storey front and rear extensions with gable ends, with glazing to the front gable. There would be alterations to the roof, including the raising of the original roof ridge and incorporating box dormers to the front, rear and side elevations and a single storey side extension which would incorporate an open carport and store. The proposed development would be finished in contemporary materials; there would be white rendered elevations, dark grey uPVC windows and blue/grey slate roof tiles. A new vehicular access point is proposed from Nichol Road which would lead up to the open carport. The side amenity space fronting Gordon Road would be enclosed with 1.8m closeboard fencing which would abut the footpath along Gordon Road.

It is noted that there are examples of properties which have had significant roof alterations and extensions, finished in a contemporary style within the locality. As such, in principle it is considered there is potential scope for the property to be developed in a similar manner. **Noted**

Design and Layout

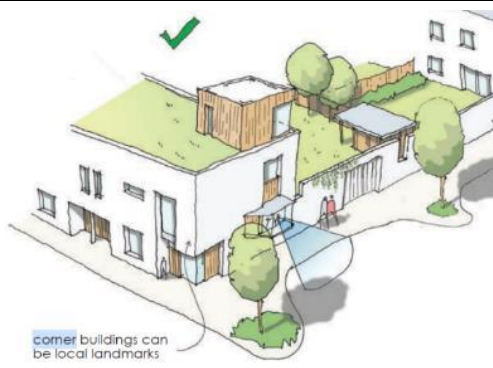
In terms of the overall design, the proposed works are not considered to be an overdevelopment of the site. **Noted** Upon examination of the plans and comparing the various contemporary examples provided in the supporting statement, it is considered the proposal does have the possibility of blending into the surrounding area. **Noted** To ensure the proposal would not dominate the street scene due to the prominent location of the dwelling, it is recommended that the ridge height does not exceed that of the neighbouring properties to the northeast (in particular, nos. 10 and 12 Nichol Road) to ensure a more balanced visual relationship between dwellings.

- In urban design terms corner properties are usually more significant buildings either taller, of a higher quality or a unique design to mark a road junction and to act as a “bookend” to a row or terrace of buildings.
- The extract from drawing 230022-A-PL-021, submitted as part of this application, illustrates the existing Street Scene of extended and replacement dwellings.
- Also shown on this drawing are the original dwellings, prior to early 21st century extensions and replacement dwellings being constructed. Working backwards from the digital survey levels and scaling from pdf drawings submitted as part of the approved planning applications, the original bungalows are drawn in a dashed amber line with a sold amber hatch.



- This exercise illustrates that 8 Nichol Road, and 6 Nichol Road, were intended to have higher ridge lines than neighbouring properties to mark the junction and were rotated by 40 - 45° to address and “turn the corner”.
- Properties in the Hiltingbury West Character Area are gradually increasing in height as owner occupiers extend, rather than relocate, to accommodate changing family situations such as looking after elderly parents, accommodating additional children or increased family numbers where remarriage happens. As a result, the character of the area is changing rapidly from bungalows to chalet bungalows and houses.
- This development responds to this change in character of the area generally and the specific locality with a refurbishment and extension that marks the junction of Nichol and Gordon Roads with a dwelling of interest, appropriate scale relative to recent property developments and a raised ridge line to respect the original intent and urban design principles where corners are marked with taller, more significant buildings.

This approach is supported in the National Design Guide 2021 and Eastleigh BC's Quality Spaces SPD 2011 with extracts from these documents illustrated below:

 <i>Flats are used to turn the corner of this urban block. Stepped bay windows and a large chimney stack to create a positive and interesting facade treatment on a prominent corner. Pottergate, Alnwick, Northumberland</i>	 corner buildings can be local landmarks
National Design Guide 2021 extract	Eastleigh BC Quality Spaces SPD 2011 extract

With regards to the proposed dormers, while it is accepted dormers are a common feature within the locality, this application proposes dormers to all elevations which has the potential to add unnecessary bulk and mass to the roof. It is noted the dormers would be set down from the ridge which is welcomed. However, it is recommended that the northern and eastern dormers are revised to look less bulky and therefore reduce the potential for any domineering features to the roof.

- The dormers to the north and east are to the rear of the proposed development and at an angle to the side elevation of No 10 Nichol Road so will have little impact in terms of 'bulk' to either No 10 or the street scene. These dormers are also inset from the gable end to articulate the forms and provide increased separation between the properties.

A similar dormer to that proposed to the rear of No 10 has been approved on the front elevation of No 12 Nichol Road


No 12 Nichol Road – dormer arrangement

Drawing 230022-A-PL-021 Proposed Street Scene extract

The proposed single storey side extension (carport and store) and the two storey rear extension would be sited close to the boundary shared with no. 10 with a potential separation distance of 0.70m (approx.) between the carport and 1.30m (approx.) between the two storey element and no. 10. This would result in a tight relationship between the dwellings, and it is recommended to scale back these elements from the shared boundary in order to retain a clear separation between properties.

With regards to the materials proposed, as noted, they would be of a contemporary finish similar to what is currently seen within the locality. As such, it is advised should a formal application be submitted, details of the materials proposed are submitted to ensure they are of high quality. **Noted**

Residential Amenity

The neighbour most impacted as a result of the proposals would be the neighbour to the north, no. 10. It appears that this property has 4no. ground floor side windows to the south elevation which serve a bathroom, utility room and kitchen. At first floor level, there appears to be 1no. side window to the same elevation which serves a bathroom. The bathroom and utility room are considered non-habitable rooms and there would be no concerns with regards to outlook or light with regards to these windows. The kitchen appears to also be served by sliding doors and 1no. window to the rear elevation as well as a large roof lantern and these windows appear to be the primary source of light to this room. As such, the proposals do not appear to impact upon the overall outlook and light to no. 10. **Noted**

With regards to privacy and overlooking, the majority of the windows to the northern dormers would face the street fronting Nichol Road and the private amenity space of the application site. There would be 2no. bathroom/ensuite windows that would directly face no. 10. It is recommended these windows should be marked as obscured glazed with top hung openings only to ensure the development would not generate any privacy or overlooking concerns.

- The Bathroom and En-suite windows have been marked as 'Privacy Glass' on the application drawings.

However, please note that this view is based on a desk top assessment and a full site visit will be carried out at the planning application stage which would fully assess the impact upon the nearby neighbours. **Noted**

Car Parking and New Proposed Access

The proposed development would result in a four bedroomed property and as such 3no. on site car parking spaces are required (as set out with the Council's Residential Parking Standards SPD). Each parking space should be at least 4.8m by 2.4m. **Noted** From an initial assessment, there appears to be sufficient space with the site's curtilage to accommodate the required parking. While the proposed site plan shows 2no. spaces, it is recommended that any formal plans submitted should show 3no. marked car parking spaces.

- The dwelling currently comprises 4 Bedrooms with an Office with 2 no usable parking spaces.

The existing garage falls below the current requirement of a minimum 6.0 x 6.0 metres clear unobstructed internal width and length. Consequently, the existing 4 Bedroom property has two usable parking spaces which we propose relocating and accessing from a new site entrance on Nichol Road.

The development proposed new vehicular access from Nichol Road, this would include a new dropped kerb. From an initial assessment, this section of Nichol Road has numerous dropped kerbs used for vehicular access, therefore it is considered a new dropped kerb appears to be in keeping with the character of the surrounding area and would not appear to generate any highway safety concerns. **Noted**

Boundary Treatment

This application seeks the view of 1.8m closeboard fencing along and abutting the public footpath along Gordon Road. The fencing would enlarge and enclose the amenity space to the east to form a private garden. Currently, the boundary to east is set back and is a combination of fencing, hedging, trees and the existing double garage. Gordon Road features open frontages with the most common form of boundary treatment being hedging/vegetation, resulting in a green, open character. The proposed 1.8m boundary fence would increase the visual presence of a tall boundary enclosure and would starkly contrast with the green, leafy character along Gordon Road. It is noted the supporting statement provides examples of boundary fencing within the Chandlers Ford area, however these examples are not entirely comparable as Gordon Road does not appear to have an example of tall boundary fencing, as such, the proposed boundary fencing in this location would be considered an intrusive feature within the character area.

Therefore, the proposed fencing would not be advisable, and it is recommended any boundary treatment proposed is low-level and should not exceed 1.0m in height with planting which can establish and mature over time to provide adequate screening to the private amenity space to the application site.

- The examples provided are relevant because they are all within the Hiltingbury West Character Appraisal Area (2005) apart from those fronting Hocombe Road, which still fall under the control of Eastleigh BC.

The examples show corner properties where the private rear amenity spaces abuts the rear of pavements and where 1.8 metre high fences or combinations of fences and walls have been erected to afford the residents privacy and security in their private amenity spaces. Consequently, we are copying existing precedents locally which in terms of assessing the current character of the area is a recurring feature.

- Our concerns are that:
 - A 1.0 metre high fence provides little visual or physical security for young children, pets, or property in what should be a private amenity space which should also be safe and secure with minimal overlooking from the public domain.
 - A mature hedge taking ± 10 years to grow to 1.8 metres in height can easily be breached even though it may eventually provide visual privacy.

Ecology

The proposals would result in significant works to the roof of the host dwelling and clearance of hedging and vegetation, which has the potential to impact upon bats and local wildlife. It is recommended that internal photos showing the condition of the loft and external photos showing the soffits, tiles and brickwork of the property and the existing garage as well as the garden are provided should a planning application be submitted. This will allow the Ecology Officer to assess the likelihood of bats and other wildlife using the property. If further surveys are required, these will be requested during the application process. **Noted**

Trees

The application site has a blanket tree preservation order covering the site. The Council's Tree Officer was consulted and offered the following comments:

Firstly, there is a Woodland Tree Preservation Order that covers the entire site. Whilst this is relatively old, it does mean that all trees are technically protected. Regardless, there are general constraints from trees as part of the planning application process. The trees on the eastern boundary (adjacent to no. 42 Gordon) and the oak tree on the corner with Gordon/Nichol are constraints that the applicant need to be aware of. There are also potential constraints from trees in neighbouring property. **Noted**

New access and drive – this element retains the tree, but the applicant will have to demonstrate that no harm will come to the roots of the trees both on site and in neighbouring property. We will require some documentation to be able to assess that (see below). **Noted**

New fence – we have no significant concerns regarding fencing and trees. However, the applicant will have to cover this element off in the method statement (see below). **Noted**

Ultimately, at full planning, we will require arboricultural information as per our Trees and Development SPD and British Standard 5837. This will normally include a tree survey, impact assessment, and method statement and tree protection plan. **Noted**

Conclusion

In conclusion, it is considered the plot has the capability to accommodate the proposed works following the design recommendations, this includes reducing the height of the ridge of the property, revising the proposed dormers, and scaling back the single storey side and two storey rear extension as outlined in this letter.

The proposed boundary treatment in its current format is not something that would receive officer support at the planning application stage, and it is recommended that this element be revised to reflect the comments in this letter.

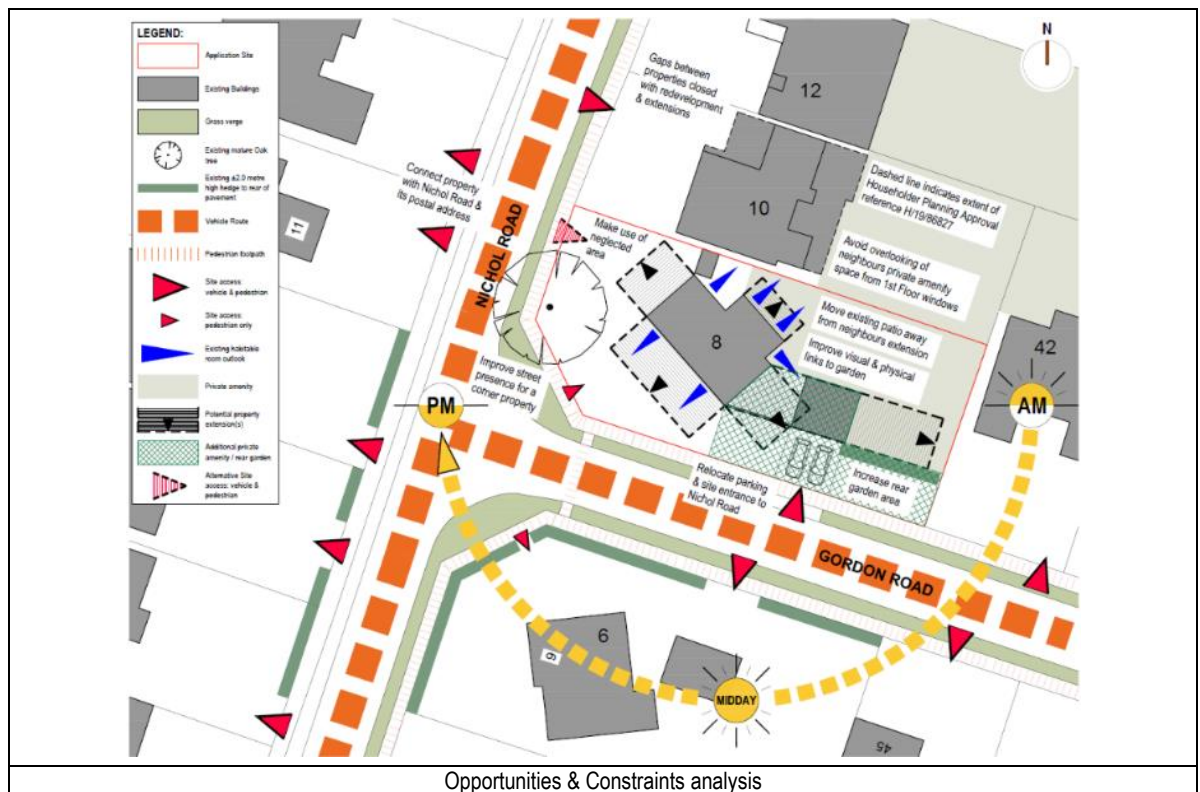
I hope the above comments are of assistance to you, however, please note that this is the opinion of an officer of the council and does not represent a formal determination of the local planning authority. In addition, these comments are given on a without prejudice basis and cannot be binding to any subsequent decision.

Should you have any queries, please do not hesitate to contact Claire Campbell-Best via the details at the top of this letter.

Yours faithfully
Nick Parker
Planning Manager

04.00 PROPOSED DEVELOPMENT

04.01 Site Analysis



- Neighbouring properties have completed significant developments as a percentage of their plots dwarfing 8 Nichol Road.
- Increased massing on adjacent sites mean that No. 8 Nichol Road is too small for a corner plot.
- The corner site geometry results in a disproportionate area of front garden to private rear garden.
- Some habitable Rooms are orientated to the north-east, close to the boundary with 10 Nichol Road
- Living spaces don't connect with the private rear garden in terms of views or access.
- The property turns its back on Nichol Road.
- The postal address is 8 Nichol Road, but vehicle access is from Gordon Road.
- The double garage intrudes into the rear garden leaving 'dead space' to Gordon Road.
- Minimal direct sunlight reaches north-east facing habitable rooms to the rear of the property.

04.02 Opportunities

- Create an 'active' frontage to Nichol Road
- Demolish garage and relocate site access and parking to Nichol Road to increase size of private rear garden.
- Increase and improve the visual and physical connections to the private rear garden.
- Orientate habitable rooms away from a north-east aspect and 10 Nichol Road
- Move patio to south-east aspect in a larger rear garden.
- Increase scale and presence as a corner property to reflect adjacent developments.
- Increase direct sun to habitable rooms for brightness internally and improved occupant mood.

04.03 Design Goals

- 04.03.01 Move all of the Bedrooms and the Family Bathroom to the 1st Floor to avoid privacy issues.
- 04.03.02 Retain 4 No Bedrooms.
- 04.03.03 Extend the footprint modestly to provide additional living area on the ground floor which is appropriate to a 4 Bedroom property.
- 04.03.04 Improve both the visual and physical connections with the rear garden.
- 04.03.05 Orientate habitable rooms (Living, Dining & Bedrooms) towards the street or garden.
- 04.03.06 Locate “servant spaces” (Bathrooms and Utility Room) to north-east of the property.
- 04.03.07 Increase the proportion of the plot defined as ‘private rear garden’ for the amenity of the property.
- 04.03.08 Extend and retain the character of a chalet bungalow to respect the original dwelling and character of the locality.
- 04.03.09 Re-orientate the property to create an active frontage to Nichol Road.
- 04.03.10 Increase the presence of the property as a corner property to mark the junction of Nichol and Gordon Roads in response to the higher ridge lines and massing of recent neighbouring developments.

04.04 Site Circulation & Parking

- 04.04.01 Refer to Access Statement on page 20 of this document.

04.05 Scale & Massing

- 04.05.01 The scale of neighbouring dwellings has increased in recent years and will continue to increase as properties in Nichol Road and the wider locality of the Hiltingbury West Character Area receive planning approval for significant extensions or larger replacement new build dwellings relative to their plot sizes with:
 - Increased property massing
 - Increased ridge heights
 - Reduced rear private garden space.
 - Reduced, or zero, gaps between properties.
- 04.05.02 This, no doubt, is a socio-economic response to the cost of moving house rather than improving, with extended families due to caring for elderly parents, new relationships increasing the number of children in the family, or children living at home for longer, putting increased spatial demands on family homes.
- 04.05.03 As a result, the increase in scale and massing of properties local to the proposed site has left 8 Nichol Road somewhat undersized, particularly as a corner property.
- 04.05.04 This application offers an opportunity to create a property that responds to the trend of increasing size of properties locally and will mark the junction of Nichol and Gordon Roads without overdevelopment of the plot.

04.05.05 Recent planning approvals for the development of adjacent plots are illustrated below.

The blue horizontal lines relate the existing to the proposed property by lining through finished ground floor levels (± 0.00) and ground floor door and window head heights (+2.1 metres) to give a sense of the increased scale, massing & ridge heights of the new properties in the locality.



04.06 Privacy & Overlooking

- 04.06.01 The private amenity area to the rear of 10 Nichol Road is to the north-east of the existing extension to No 8 Nichol Road. It is proposed to remodel and extend this further towards the boundary with No 10 with a 'blind' gable end to avoid any issues of overlooking to or from 10 Nichol Road.
- 04.06.02 Windows to the proposed 1st Floor Bedroom 4 will face west towards Nichol Road and Bedroom 3 will face eastwards to the proposed larger rear garden and avoid any overlooking of No 10 Nichol Road.
- 04.06.03 Proposed Bathroom and En-suite windows at 1st Floor level, facing north-east, towards the side elevation of 10 Nichol Road, will have privacy glass and restricted opening lights to protect the privacy of both properties.

04.07 Boundary Treatments

- 04.07.01 The northern boundary with No 10 Nichol Road to both the front and rear gardens and the eastern boundary with No 42 Gordon Road will remain as existing.
- 04.07.02 As a continuation of the southern boundary, the western boundary consists of poorly maintained or end of life specimens and is in the process of being replanted with native hedgerow species to create a robust site boundary and wildlife habitat.
- 04.07.03 The Pre Application response had concerns regarding a 1.8 metre high close boarded timber fence to the rear of the pavement to define the private rear garden to the property. However, the numerous precedents within the Hiltingbury West Character Area illustrated below support our proposals.

	
128 Hiltingbury Road & Nichol Road	134 Hiltingbury Road & Nichol Road
	
Hocombe Road (front garden boundary!)	Corner of Kingsway & Western Road
	
Corner of Malcolm Road	Corner of Nichol Road Heathfield

	
Corner of Nichol Road Hocombe	Corner of Kingsway & Hocombe Road
	
Corner of Malcolm Road & Coultas Road	

04.07.04 As a compromise we are proposing a 1.8 metre timber close boarded fence to the private rear garden set back from the rear of pavement by approximately $\pm 1000\text{mm}$ and planting a hedge of native species which in time will conceal the fence and reflect the high hedges of neighbouring properties.

04.07.05 This proposal would afford the applicant privacy and security within their private rear garden in the short term while in time the hedge would grow, conceal the fence, and overcome the Pre Application concerns regarding a 1.8 metre high fence to the rear of pavement shown in the Pre Application proposals.

04.08 Proposed Design

04.08.01 The client had very clear vision for the development, extend the footprint as little as possible but retaining four bedrooms, all of which should all be on the upper floor, and reconfigure the layout of the ground floor to provide contemporary living spaces that connect physically and visually to the rear garden.

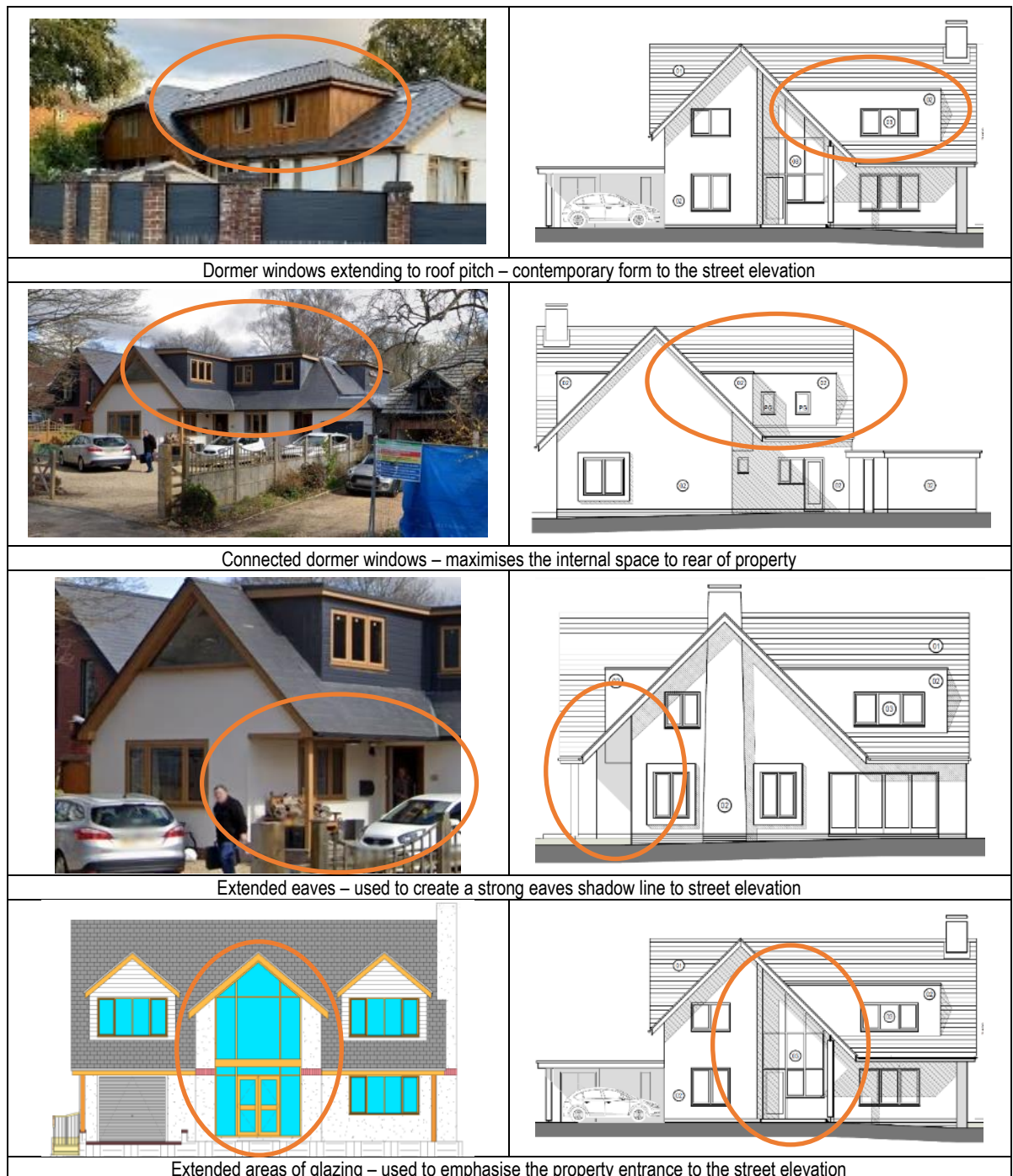
04.08.02 Although the property could be extended to the front elevation, rear or sideways the additional space did not necessarily benefit the interior layout.

Various layouts were tested with the most effective additions to the building footprint being:

- an extension to the north-east to provide bedroom space at 1st Floor Level and a Kitchen and Dining Room on the Ground Floor which connect to the private rear garden and with windows that face away from No 10 Nichol Road.
- an extension to the south provides bedroom space at 1st Floor Level and a Snug, Utility Room, and double height Entrance Hall on the Ground Floor. Externally this extension articulates the new entrance façade to present a property appropriate to the corner plot against the character of increasing property sizes of Nichol Road.

04.08.03 The locations of the extensions have been carefully considered to create an a symmetrical design which articulates the proposal in response to different massing, privacy, and spatial requirements demanded by boundary conditions, orientation and to contribute positively to the street scene and its corner position.

- 04.08.04 Details of dormers, windows, eaves, and materials have been developed with reference to the older built form in the area and recent contemporary interpretations in response to the evolving character and increasing scale of dwellings in Hiltingbury West.
- 04.08.05 Examples of pitched roofs, gables, and dormer window forms approved locally and incorporated into the proposed design are illustrated below:



04.08.06 For more detail information regarding the design, design development, assessment, response to the locality, and our solutions refer to the planning officers comments and our responses to the Planning Officers comments to the Pre Application submission in section “03.03 Pre Application reference Q/23/96172 Decision extract **with responses in amber text**” starting on page 5 of this document.

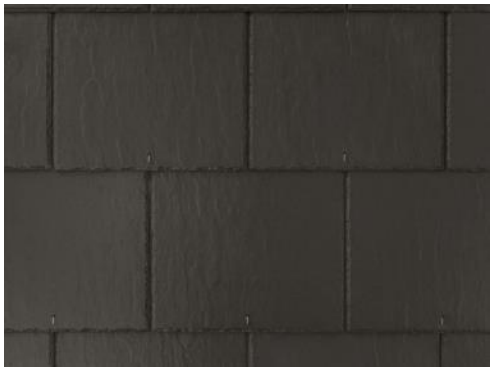
04.09 Proposed Materials

04.09.01 The original dwellings on the estate were predominantly composed of tiled roofs, brown/orange multi brick, some waney edged timber cladding to gable ends, white render and white or black painted window and door frames.

04.09.02 The original palette of materials has been supplemented with recent developments to include slate effect roofs, natural timber cladding, black timber-effect cladding, red and blue brickwork with dark grey or natural timber windows and doors.

04.09.03 The existing property has a tiled roof, white rendered walls with white painted door and window frames. The proposal is to retain the white rendered fabric and supplement it with dark grey door and window frames and a slate effect roof.

This limited palette will be an evolution of the existing character to give the remodelled property a strong, crisp, readable, and contemporary presence on the corner plot.

	
'Cedral' Rivendale slates Colour: Cromleigh Graphite https://www.cedral.world/en-gb/roofing/fibre-cement-slates/rivendale/	'webertherm' XM panel silicone system (MFD) Colour: Chalk White https://www.uk.weber/webertherm-xm-panel-silicone-system-mfd
	
'Everest' aluminium window frames Colour: Anthracite Grey https://www.everest.co.uk/windows/aluminium-windows/	Jacksons Fencing Traditional Feather board. Colour: Natural https://www.jacksonsfencing.co.uk/fencing/traditional-fencing/featherboard

04.10 Renewables

- 04.10.01 The existing property has little or no insulation below the suspended timber floors or in the cavity walls although there is some loosely laid mineral fibre present in the roof space. The proposed refurbishment will approach the insulation of the property with the policy of "fabric first" to meet or exceed where possible the Building Regulations requirements and minimise future energy costs as much as possible.
- 04.10.02 New cavity walls will receive 'full fill' cavity insulation and existing walls will be insulated externally.
- 04.10.03 Filling existing cavity walls with insulation has some risk in terms of bridging the cavity (damp), zones of uninsulated cavity due to the granular nature of the pumped material, and 'slumping' over a number of years as the material settles leaving uninsulated areas to the upper parts of external walls.
- 04.10.04 A white rendered finish to both the externally applied insulation and the new cavity walls with conceal new and existing fabric to unify the refurbishment and extension as a single architectural form.
- 04.10.05 The existing gas boiler will be replaced with photovoltaic panels to the roof working in tandem with an air source heat pump to provide electricity for the property, independent of the mains supply with excess electricity exported to the National Grid.
- 04.10.06 Provision for battery storage is being considered but due to cost will be accommodated in the services design and added to the property as prices reduce to extend use of electricity generated on site and to manage electricity usage from the national grid on overcast winter days and nighttime electricity usage.

05.00 BIODIVERSITY STATEMENT

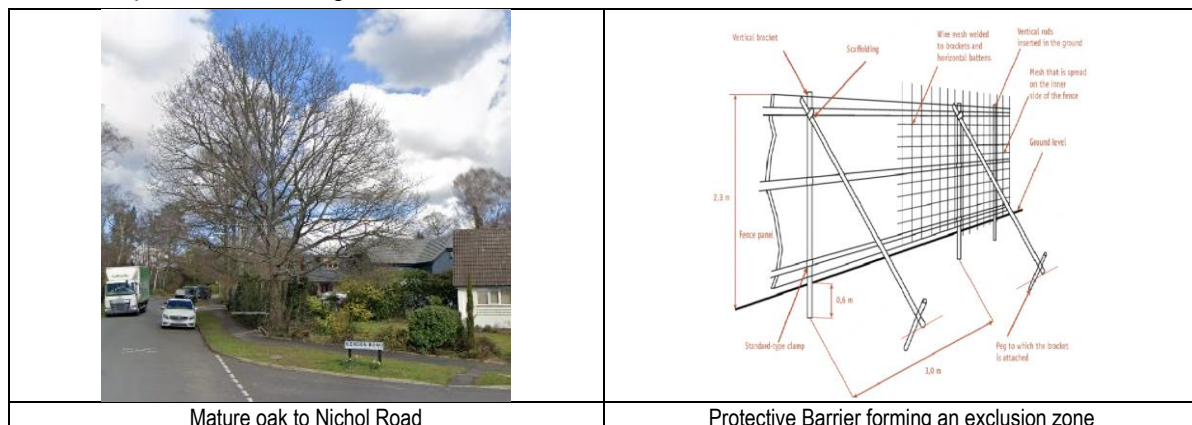
05.01 Generally

- 05.01.01 The site is generally laid to grass with paved footpaths, a patio area in the rear private garden, and hedges to the rear of public footpaths bounding the site.

The grass is kept short, and areas of planting regularly maintained.

05.02 Arboriculture

- 05.02.01 Tree works are in progress with the appropriate approvals.
- Application reference T/23/94503 1 no. Cherry Tree (T1) Approved 2023.02.15.
"Remove as this is a poor specimen, partially dead, with several damaged and broken branches which can be seen in images supplied. Remove and replant with another standard Cherry tree".
- 05.02.02 The area of porous paving below the existing mature oak tree will be specified and detailed at the construction stage to protect the roots in the long term and allow them to breathe.
- 05.02.03 Protection prior to and during construction will be in accordance with BS 5837:2012:



05.03 Bats

05.03.01 As suggested in the Pre Application response, photographs of the eaves, soffits, and roof space are illustrated below for an initial review to determine whether a detail assessment is required:

	
North-west facing eaves (Nichol Road elevation)	
	
North-east facing eaves & soffit (rear elevation)	
	
North-west facing eaves & soffit (rear elevation)	
	
South-west facing eaves and soffits (front elevation)	
	
Roof space looking south-east and north-west viewed from internal roof haccess hatch	

06.00 ACCESS STATEMENT

06.01 Existing

- 06.01.01 The existing pedestrian access to the site is from the rear of the public footpath angled at $\pm 45^\circ$ to the junction of Nichol Road and Gordon Road and via a side gate from Gordon Road between the bungalow and garages.
- 06.01.02 Existing vehicular access to the site is via a dropped kerb on Gordon Road where two hard standing surface car parking spaces sit in front of a double garage.
It is too small to accommodate modern vehicles as is also below EBC's minimum size for a double garage, 6.0 x 6.0 metres clear internally, so is used as a secure general store and secure cycle store.
- 06.01.03 Consequently, the existing 4 Bedroom property has 2 No parking spaces.
- 06.01.04 Refuse and recycling bins are currently stored in the rear garden and moved to the rear of the Gordon Road pavement on collection days.

06.02 Proposed

- 06.02.01 The existing pedestrian site entrance to the junction of Nichol and Gordon Road will be retained as existing.
- 06.02.02 The proposed vehicle access is to be relocated to Nichol Road to increase the size of the private rear garden, make use of a neglected part of the front garden, and create an active frontage to Nichol Road in response to the postal address of the property.
- 06.02.03 Current parking requirements for new build properties is 3 No parking spaces.
As the proposed development is a refurbishment and extension, not a new build, we proposed to move the two on site car parking spaces serving the property from the Gordon Road access to a proposed new site entrance on Nichol Road.
- 06.02.04 The proposed open sided car port will accommodate two parking spaces under cover with electric charging points located on the gable end of the dwelling.
- 06.02.05 The applicant has recognised the proliferation of refuse bins cluttering the street scene beyond collection days.
We have designed a permanent storage area beneath the carport to conceal the bins and any associated refuse or recycling until collection days.
An area of hard standing in the landscape margin with No 10 Nichol Road, directly adjacent to the proposed site entrance, is proposed as a temporary storage area for bins or other waste on collection days.

07.00 CONCLUSION

- 07.01.01 The existing chalet bungalow has been remodelled in this proposal to create a striking contemporary corner property scaled appropriately to its location at the junction of Nichol and Gordon Roads whilst retaining the character of the original property and the evolving locality.
- 07.01.02 This development has been carefully designed to provide accommodation suitable for modern family life with living spaces sized appropriately to a four bedroom house whilst avoiding the temptation to overdevelop the plot.
- 07.01.03 The Pre Application response, although not supported by the Local Planning Authority, provided useful guidance regarding the development with the principle and scale of development supported in the planning officers response.
- 07.01.04 Some areas of concern were raised by the planning officer; however, this presented us with an opportunity to justify our design decisions more thoroughly and present a more comprehensive package of information in support of the proposed redevelopment.
- 07.01.05 We trust that the explanations and justifications are clear, the images and drawings support our proposed refurbishment and extension and enables the Local Planning Authority to support the application, subject to conditions, and grant an approval under delegated powers.



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