

DESIGN, ACCESS + PLANNING STATEMENT FOR A SINGLE STOREY INFILL REAR EXTENSION AND TWO STOREY SIDE EXTENSION.

7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH SO50 7BQ

17_22

This statement is to be read in conjunction with drawings numbered 17_22/ 11, 12 and 13

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Description of the proposed works:

Remove the existing garage. Construct a two storey side extension forming a garage and utility on the ground floor and a new master bedroom suite on the first floor. A small rear infill extension. Internal alterations.

1. THE EXISTING LAND AND PROPERTY

The Existing Building:

7 Scotland Close is a brick built semi-detached house with a tile roof. Scotland Close is predominantly made up of brick or rendered semi detached houses with tiled roofs and a few bungalows.



View from Scotland Close of the front (East) elevation and neighbouring house.



View from Scotland Close of the front (East) elevation and neighbouring house showing the existing garage.



View from the back garden showing the existing extension, party boundary and the neighbouring house.



View of the side (North) elevation from Mortimers Lane (B3037) looking South West.

Planning boundaries

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

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2. THE PROPOSAL

Vision:

To generally re-organise the internal layout to create a more spacious entrance hall improving circulation to all rooms. To provide a utility room with access to the garden to separate the laundry from the living space.

To create a kitchen/dining room with improved views and access to the garden.

A new master bedroom suite to provide sufficient bedrooms and space for the growing young family.

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 and to respond positively to the advice given at the pre-app stage.
2. Form and mass – The extension responds positively to the advice given at the pre-app stage by retaining the symmetry to the front elevation of the host dwelling, eliminating the terracing effect by breaking the line of the host dwelling and remaining subservient to the host dwelling with a reduced ridge height.
3. Overshadowing – The extension is positioned away from the neighbouring properties and will not cause overshadowing.
4. Materials – The materials have been chosen to create a modern extension which will define the new from and existing whilst remaining harmonious and complimenting the traditional style of the house.
5. Planning -
The gross internal area including the garage has been calculated as follows:
Existing – 120sqm
Proposed footprint - 171sqm

The extension is 51sqm which represents a 42.5% increase from the existing.

Planning history:

Planning application REF: H/23/94991

Demolition of the existing rear extension. New single and two storey rear extensions. Internal alterations. Alterations to fenestration. New terrace.
Refused.

Appeal REF: APP/W1715/D/23/3331503

Refused.

Pre-app advice REF: Q/23/96486

Two storey side extension.

Access:

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

Arboriculture:

No trees will be affected by the works.

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Materials to be used in the development:

The new building has been designed to complement the existing house and surroundings all as follows (Refer to the elevation drawing numbered 17_22/ 13.)

- Walls: Brickwork. Colour red/ brown to match the existing.
Vertical timber cladding. Colour black.
- Roof: Single ply membrane. Colour dark grey.
Tile. Colour red/ brown to match the existing.
- Windows + doors: Powder coated aluminium. Colour black.
- Windows + doors (to the existing house): Powder coated aluminium. Colour light grey.
- Lantern rooflight: Metal. Colour dark grey.
- Fascia: upvc. Colour white to match existing.
- 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.