

Dear Sir/Madam,

**Re: Planning Application for Demolition of Existing 1960s Bungalow and Construction of Two-Story House with Basement at 56 Nichol Road, Chandlers Ford, SO53 5AW.**

We are writing to submit a planning application for the demolition of the existing dated bungalow and the construction of a new 1½-story house with a (half) basement on the same footprint. The only additional footprint (25m<sup>2</sup>) is for a south-facing dining/sunroom. The proposed development will result in a modern, energy efficient five-bedroom family home. The internal design is spacious and adaptable to allow accommodation of future needs, healthy living and provide space for dependent grandparents to live with us. Furthermore, as NHS workers, we have thoughtfully designed our house to meet future pandemic needs, ensuring ample space, adaptability, and facilities that promote health and safety.

Although the house came with approved planning for a 5-bedroom dwelling, we are submitting a new planning application as we wish to incorporate design changes that better reflect our specific needs and preferences, including enhanced adaptability, improved sustainability features, and better use of natural light to create a more comfortable and energy-efficient living environment.

Justification for Basement and Limited Impact on Street Scene and Massing:

The inclusion of a basement has been considered for several reasons. Firstly, it allows for the creation of additional functional space without significantly altering the external massing and height of the building, thus maintaining the character of the street scene. The basement will house a plant room for the air source heat pumps, ventilation systems and batteries for storing solar energy etc. Additionally, it will provide flexible space that can be adapted for multiple uses over time, such as a gym, play/music room and additional storage. It will be at a distance of >6m from neighbouring property, so as to mitigate any structural concerns. However, if approved the final decision to proceed with basement will depend on outcome of geological surveys and cost effectiveness.

From the street view, the new house will be approximately one and a half stories in height, ensuring it is in keeping with the scale of surrounding properties. The roof ridge height will be maintained at an appropriate level to prevent the new build from appearing to be overbearing, thus blending seamlessly into the existing streetscape. Properties in the area are gradually increasing in height as owner-occupiers extend to accommodate changing family requirements. This development aligns with this trend, contributing positively to the evolving character of the area.

Design and Materials:

The proposed house will be of brick construction, with a contemporary design that respects the aesthetic values of the locality. The materials and colour palette have been chosen to harmonise with properties in the area, ensuring visual coherence within the street. The south-facing sunroom will enhance the building's energy efficiency by maximising natural light and passive heat transfer.

Sustainability and Environmental Considerations:

The new house will incorporate several sustainable technologies to minimise its environmental impact and ensure energy efficiency:

- **Solar Energy:** Photovoltaic panels will be installed on the roof to generate renewable energy, reducing reliance on the grid.
- **Air Source Heat Pumps:** These will provide efficient heating and cooling, lowering carbon emissions.
- **Mechanical Ventilation with Heat Recovery (MVHR):** This system will ensure excellent indoor air quality, crucial for managing allergies, while reducing energy consumption.

Biodiversity and Tree Protection:

We are committed to enhancing local biodiversity. The garden will be landscaped with native trees and plants, creating habitats for local wildlife. Importantly, no existing trees will be removed during the development, ensuring that the current ecological balance is maintained.

Conclusion:

This proposal aims to create a modern, sustainable family home that meets the needs of the current and future occupants while respecting the character and appearance of the locality. The design, scale, and materials have been carefully considered to ensure minimal impact on the street scene, and the integration of advanced energy-efficient technologies underscores our commitment to sustainability.

I trust that you will find this application in line with local planning policies and look forward to your positive response. Should you require any further information or wish to discuss any aspect of the proposal, please do not hesitate to contact us.