



## Design & Access Statement

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**Swinley  
Pylands Lane  
Bursledon  
Southampton  
SO31 1BH**

### Alterations to Main Dwelling

**Client:** V Hoodless and C Hoodless

**Date of Survey:** 22 July 2024

**Prepared by:** BPS Design Consultants Ltd  
Seafields  
Dodwell Lane  
Bursledon  
Southampton  
SO31 1DJ

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## 1.0 Introduction

Instructions were received from V Hoodless and C Hoodless to prepare a planning application for alterations and additions to Swinley, Pylands Lane, Bursledon, Southampton, SO31 1BH.

## 2.0 Existing Site

The existing property has undergone some previous extensions and additions, and the newest applications are listed below: -

### Planning History

| Case Ref:                                                                           | Proposal:                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">F/08/63591 - Swinley, Pylands Lane, Bursledon, Southampton SO31 1BH</a> | <p>Side conservatory</p> <ul style="list-style-type: none"><li>Valid date: 18/08/2008</li><li>Type of Application: Full planning</li><li>Status: Decided</li><li>Decision: Permit</li><li>Decision Date: 07/10/2008</li></ul> |

As section of the rear garden was sold off to facilitate the Barnfield Estate to the rear.

## 3.0 Proposals

A summary of the proposals are listed below and as shown on the drawings list PL01, PL02, PL03, and PL04.

### Main Dwelling

- Change external appearance of main dwelling.
- Remove roof and build up external walls to form new first floor.
- Provide new roof, with similar roof levels to neighbouring property.
- Provide additional parking spaces.

- Remove side conservatories.
- Amend window positions and provide all new windows and doors.
- Block up some fenestrations on the side and rear elevations.
- Installation of external electrical car charging point.











Existing Front Elevation



Existing Side Elevation



Location Plan 1:1250



Existing Rear Elevation



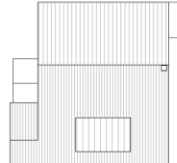
Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

### Existing Plans and Elevations 1:100



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#### Issued for Planning Approval

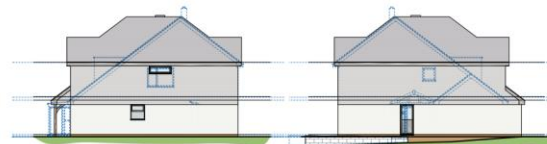
|                                             |          |
|---------------------------------------------|----------|
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| Bursledon, Southampton, Hampshire, SO31 1BH |          |
| Tel: 023 8040 4017                          |          |
| www.bpsdesign.co.uk                         |          |
| Project: V Hoodless and C Hoodless          |          |
| Drawing: Existing Plans and Elevations      |          |
| PU01                                        |          |
| Date: July 2024                             | As Shown |



Proposed Front Elevation



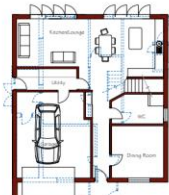
Proposed Front Elevation



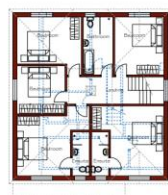
Proposed Side Elevation



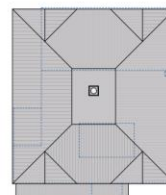
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

### Proposed Plans and Elevations 1:100



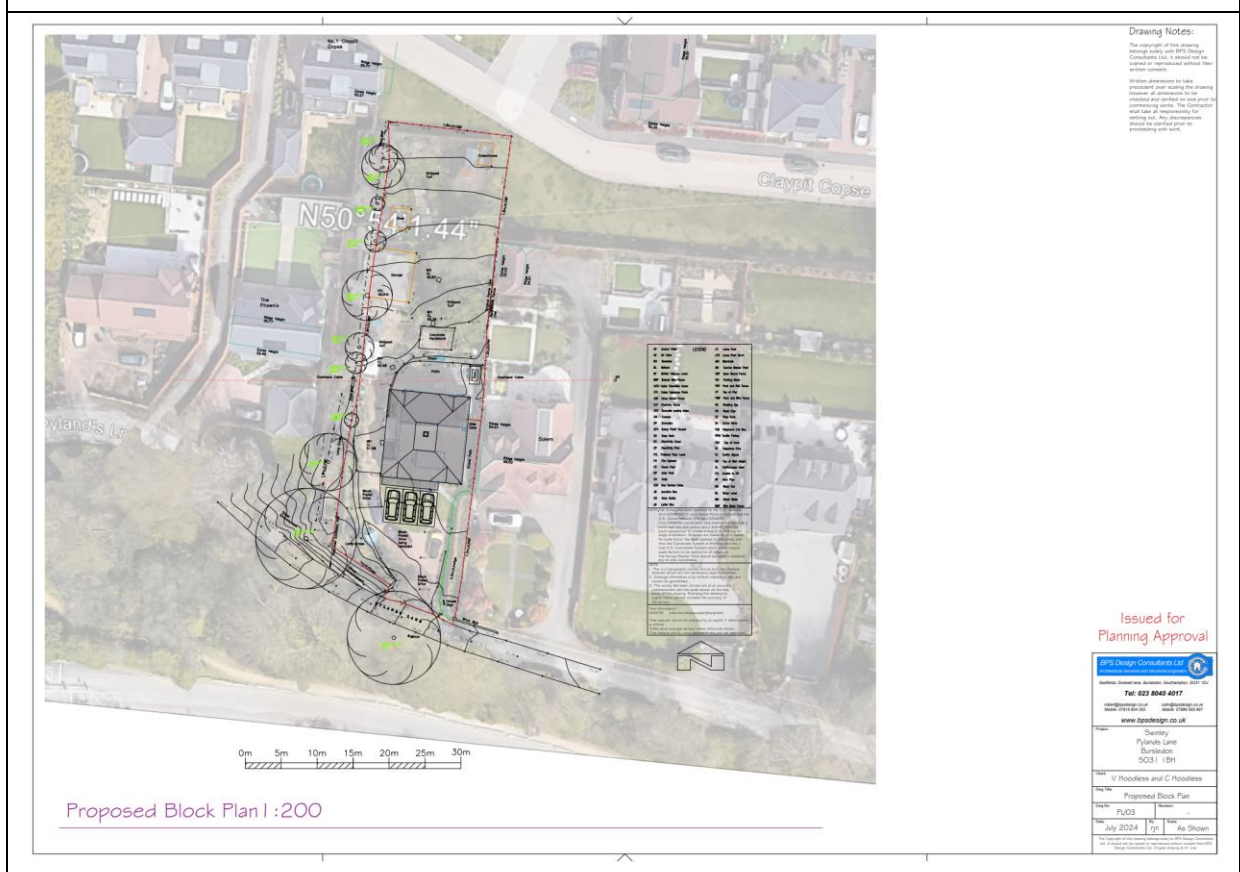
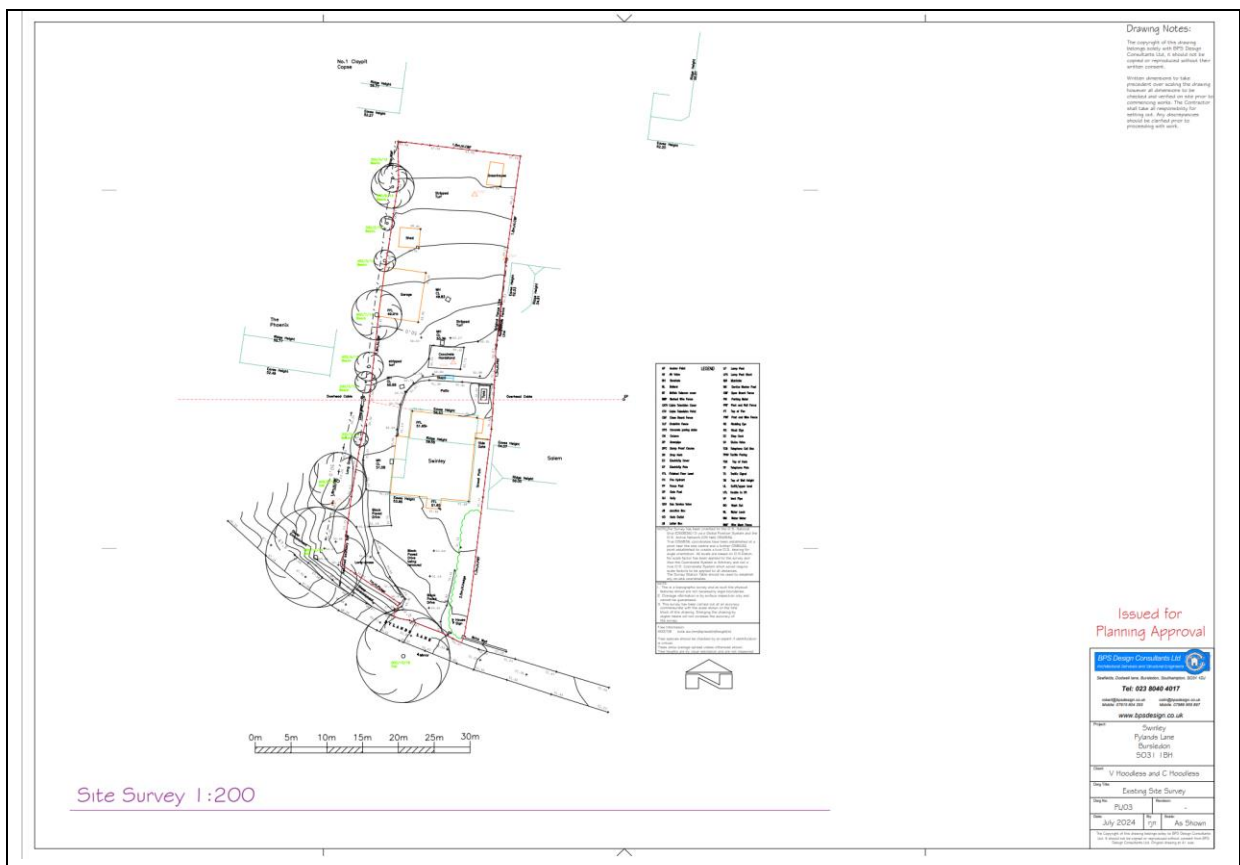
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| Project: V Hoodless and C Hoodless          |          |
| Drawing: Proposed Plans and Elevations      |          |
| PU02                                        |          |
| Date: July 2024                             | As Shown |



## 4.0 Summary

The changes proposed are sensible alterations and additions for the location and local context. It will enhance the street scene and make the proposed dwelling more in keeping with the recently developed neighbourhood. The area has recently seen back land development all along Pylands Lane and major refurbishments to front retained properties.

Swinley has been left untouched, which has left it behind in terms of development and look. So it would make perfect sense to bring this property inline with the neighbouring properties along Pylands Lane, in terms of size, design style and materials.

The site is large and can accommodate these changes with ease.

In terms of overlooking the new side windows at first floor are either obscure or high level. The front facing and rear facing windows create no additional overlooking than is currently experienced.

The area has no real set development type or style, and we would consider these changes/additions to be acceptable and in keeping with all other local developments/building forms in the area.

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Authorised for BPS Design Consultants Ltd, 22<sup>nd</sup> July 2024



Robert Narramore IEng MICE  
Managing Director