

Design and Access Statement

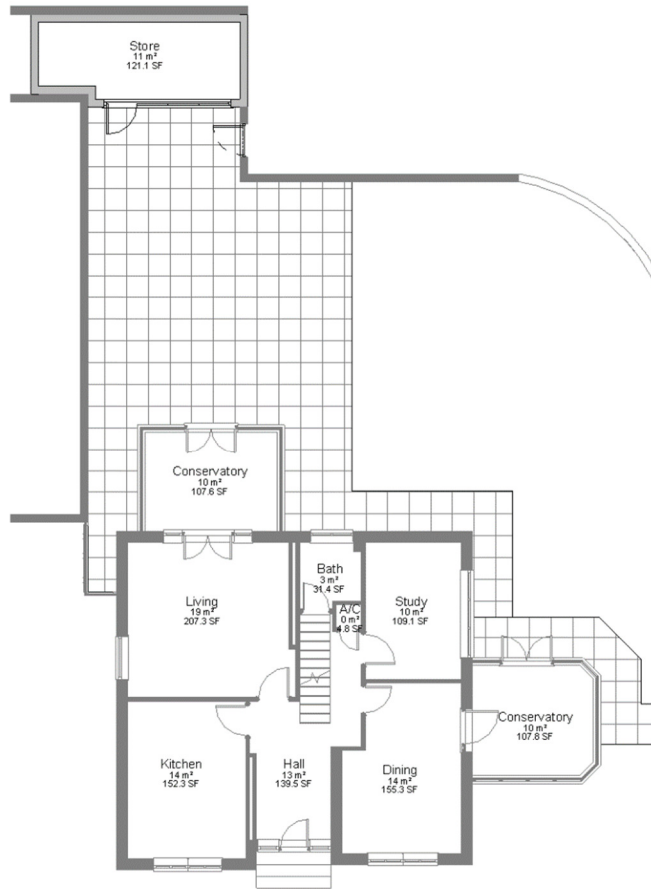
94 Granada Road, Hedge End, Southampton, SO30 4AQ

Residential Development – Outbuilding

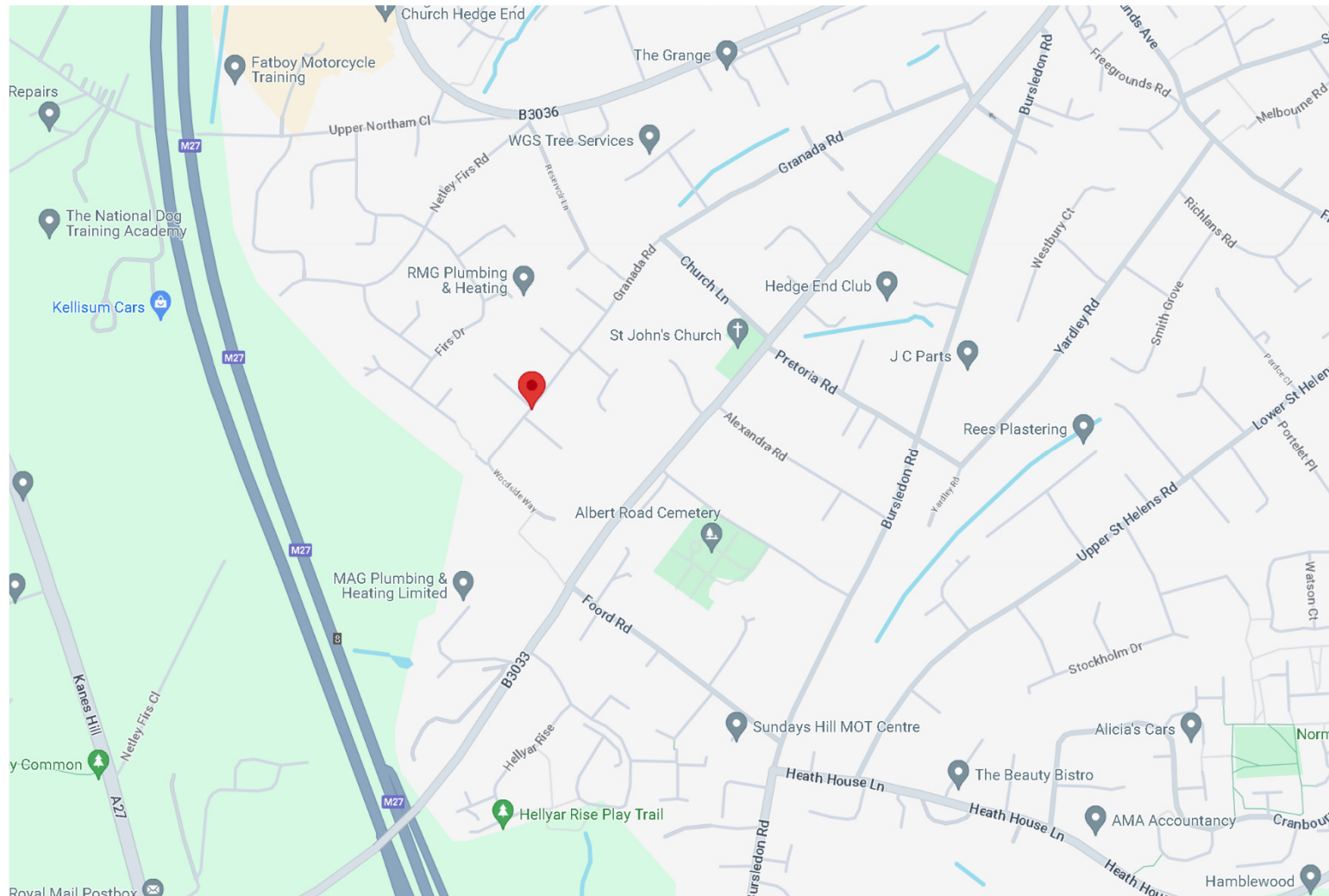
August 2024 – Submission

Introduction and Design Proposal

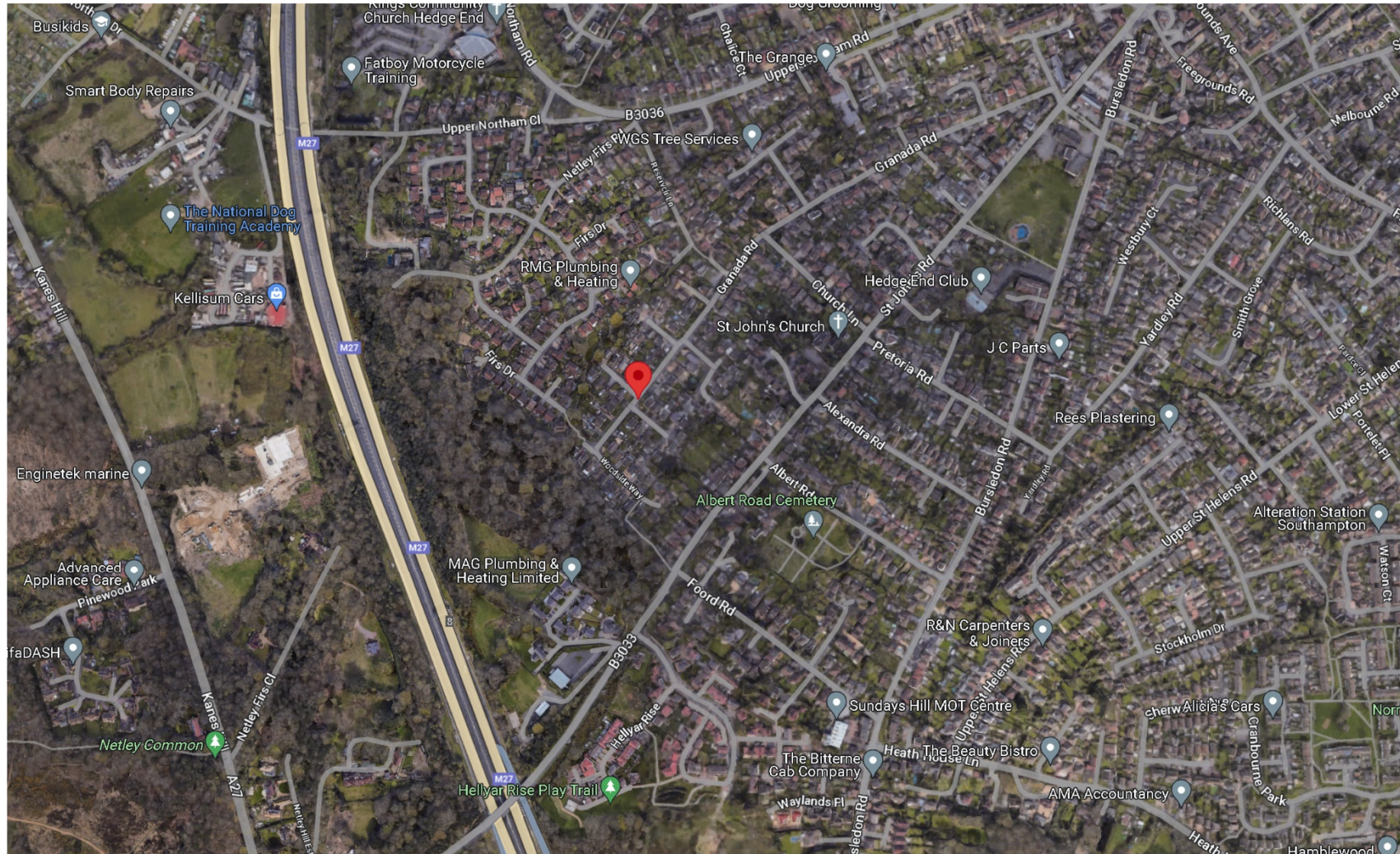
This Design and Access Statement has been prepared on behalf of our client in support for a planning application for the proposed residential development comprising of new outbuilding located at 94 Granada Road, Hedge End, Southampton, SO30 4AQ.



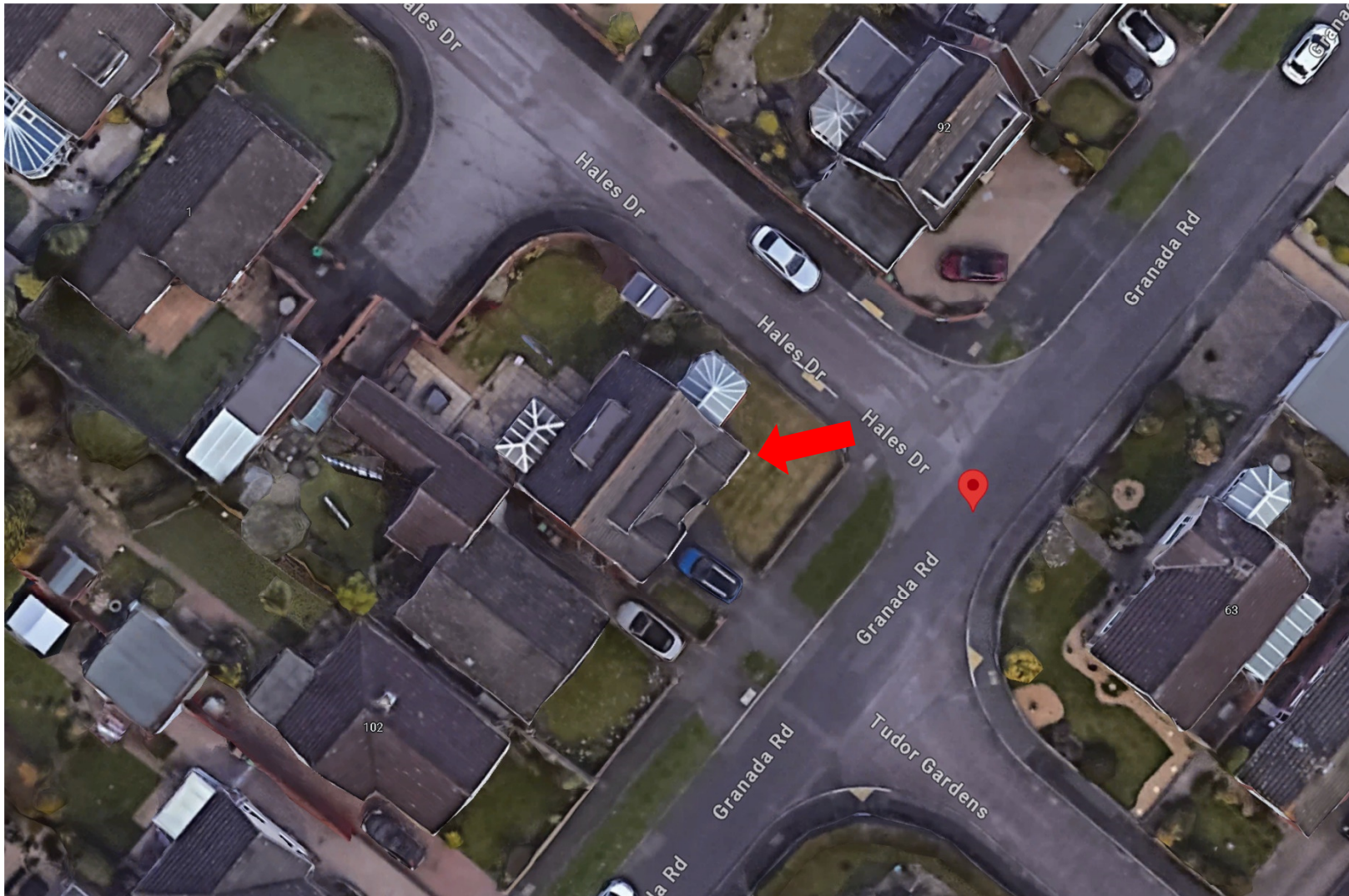
Location



Location



Location



Precedent Elevations



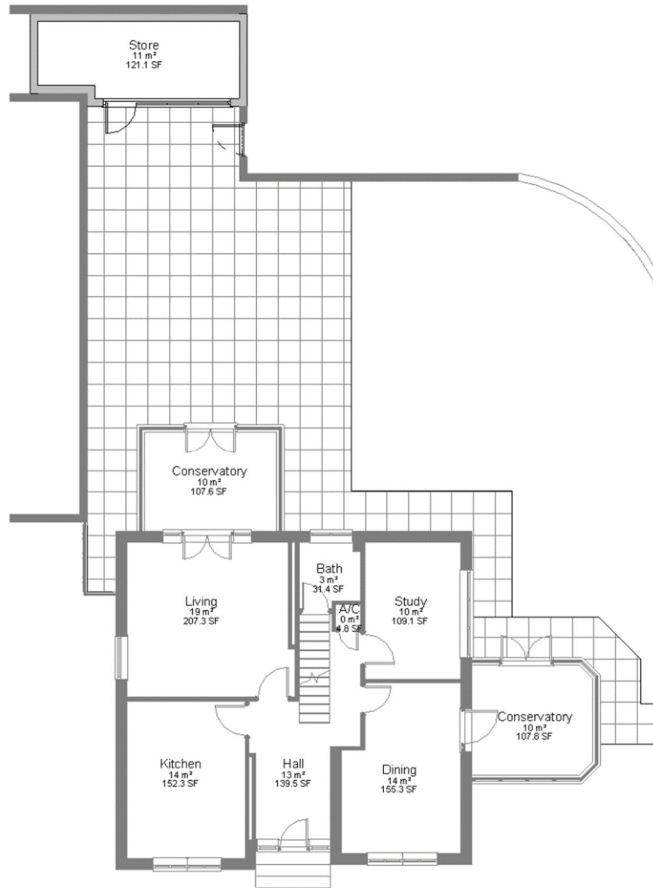
Precedent Elevations



Precedent Elevations

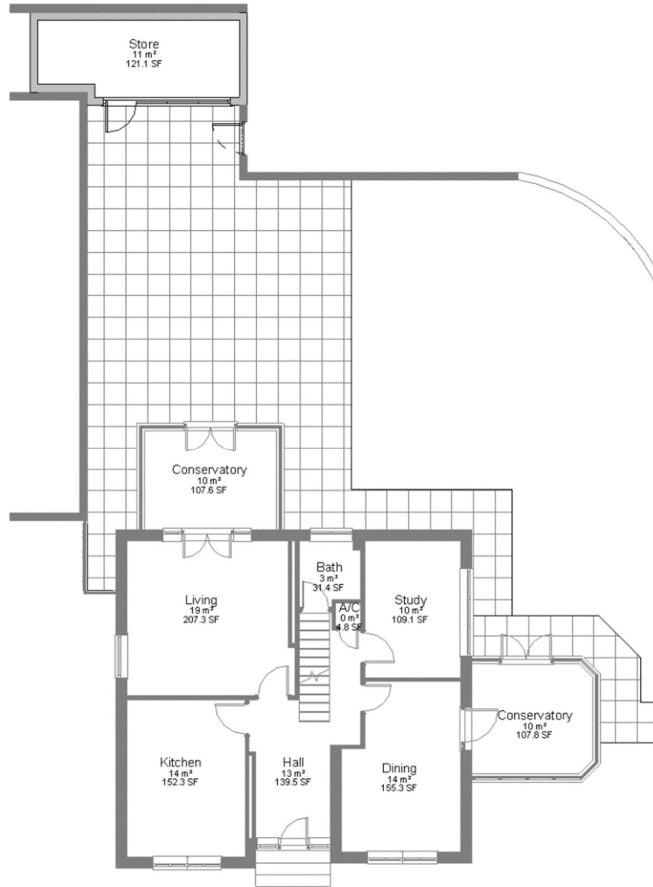


Key Constraints



- Plot boundaries cannot be extended due to existing width of plot.
- Internal dwelling alterations cannot provide more living accommodation without extension.
- Detached plot so can only go towards the rear garden.
- The type of house and provision of bedrooms requires additional functional amenity space.

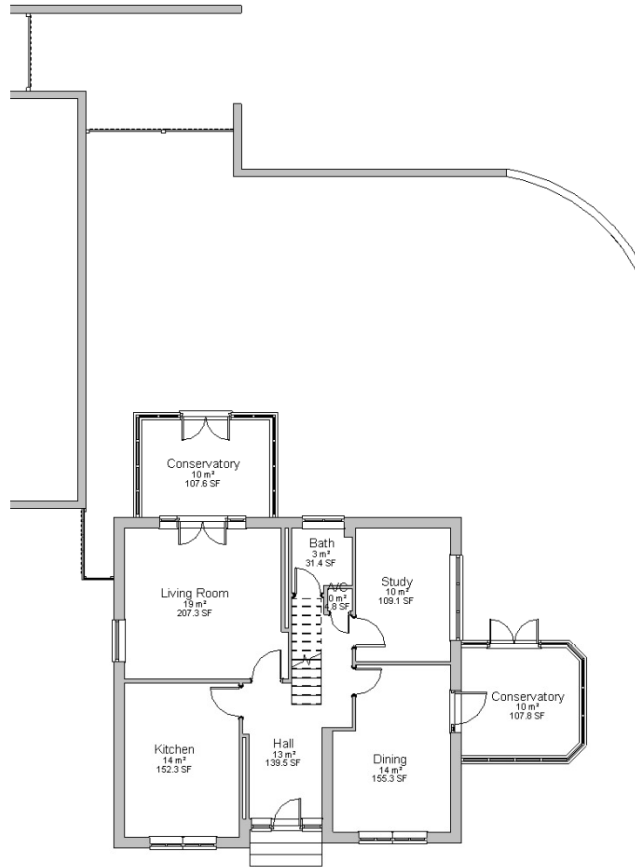
Key Opportunities



- The rear garden can provide potential extension and outbuilding space.
- Better storage space for the residents
- The new dwelling pallet of materials will be sympathetic to already constructed properties and improve the existing street scene.
- The dwelling will be able to accommodate any future family storage provisions.

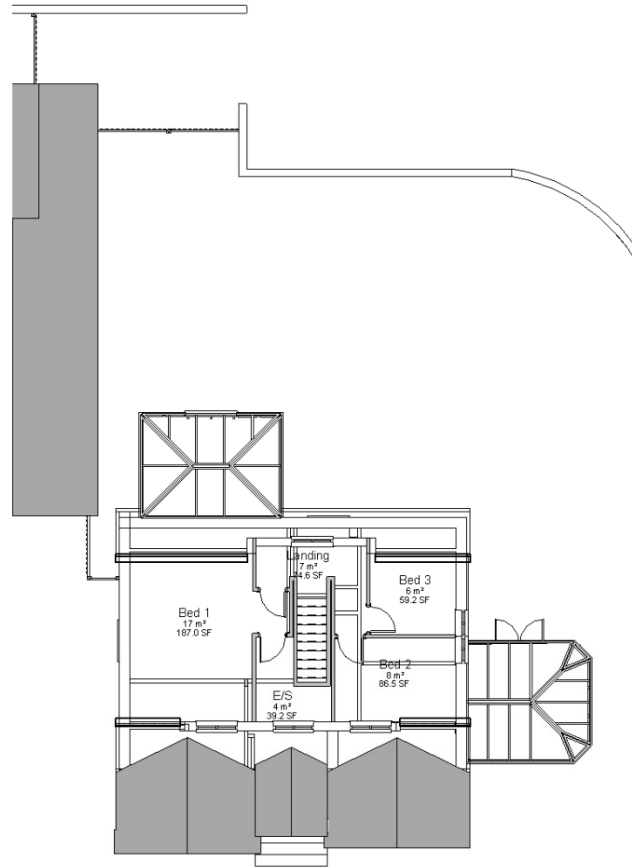
Existing Plans

Ground



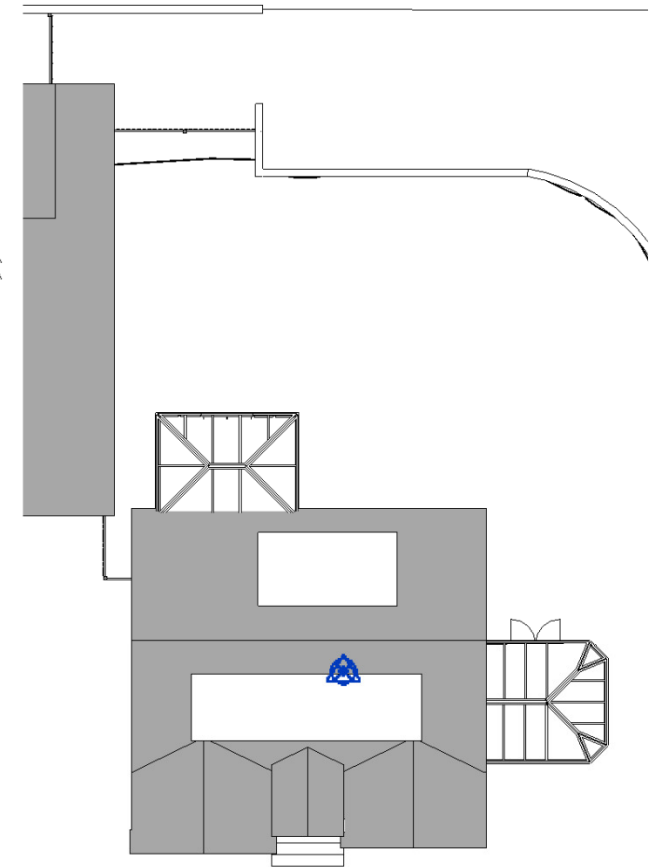
1 Existing Ground
1 : 100

First



2 Existing First
1 : 100

Roof



3 Existing Roof
1 : 100

Existing Elevations



4 Existing Front Elevation
1 : 100



5 Existing Rear Elevation
1 : 100



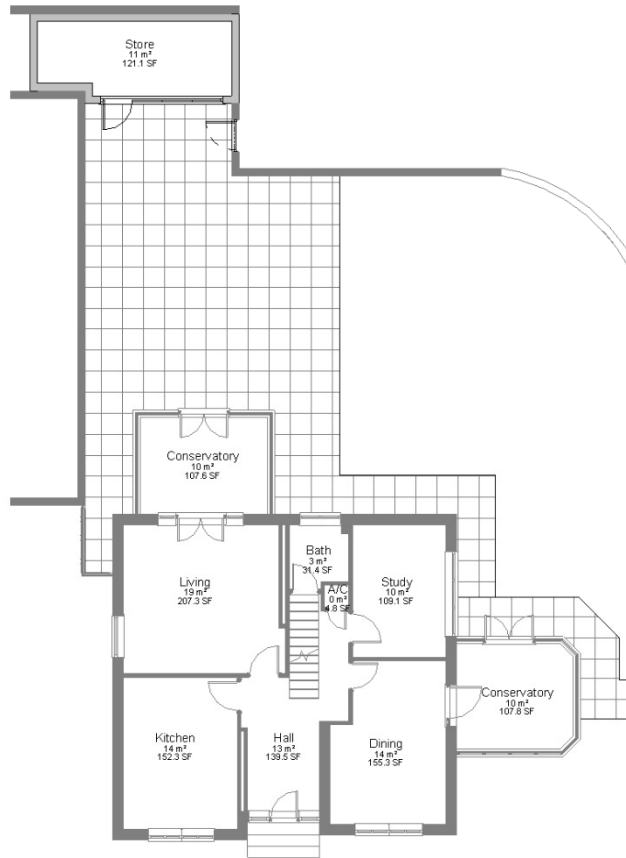
7 Existing Side Elevation No. 96
1 : 100



6 Existing Side Elevation (Hales Drive)
1 : 100

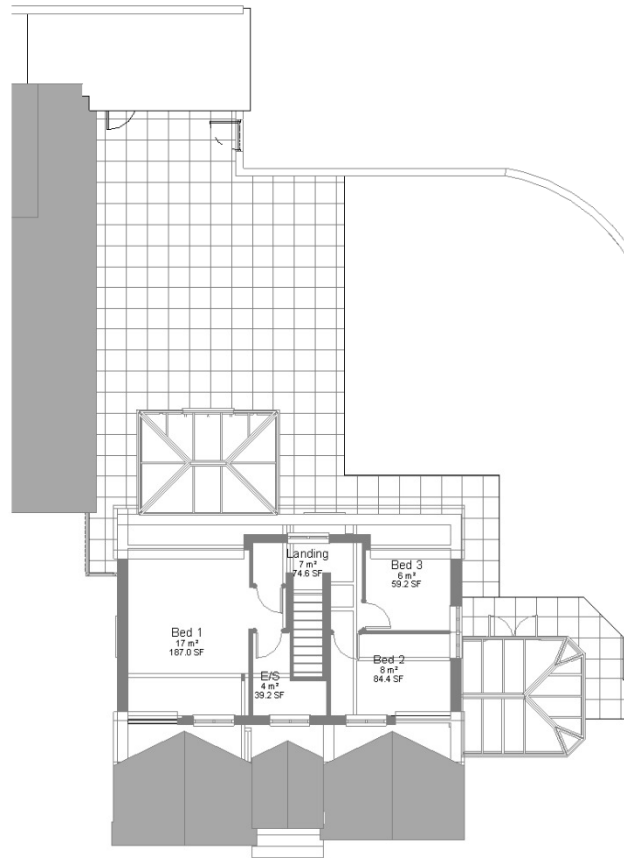
Proposed Plans

Ground



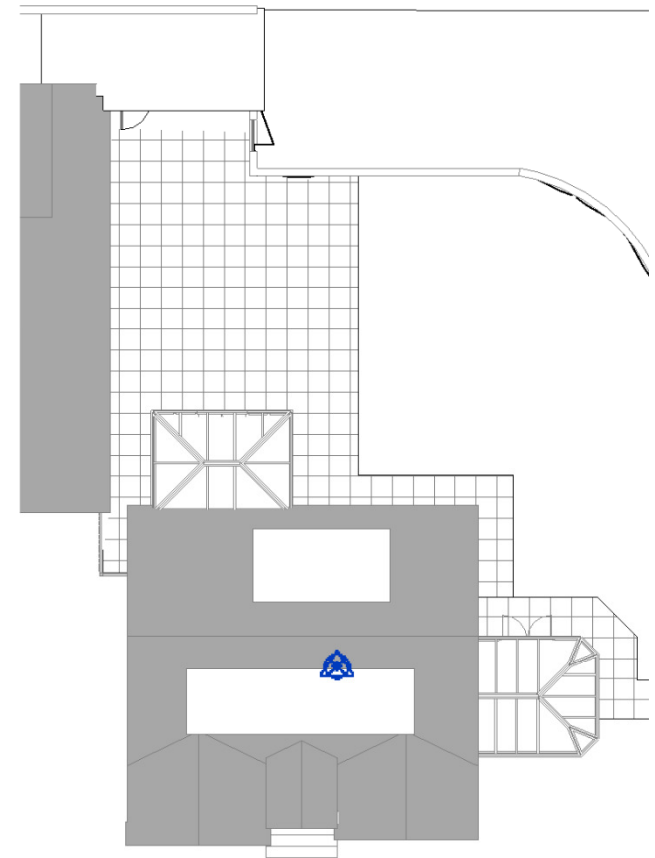
1 Proposed Ground
1 : 100

First



2 Proposed First
1 : 100

Roof

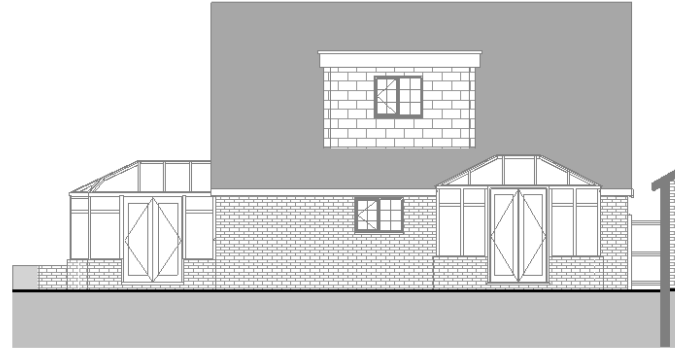


3 Proposed Roof
1 : 100

Proposed Elevations



5 Proposed Front Elevation
1 : 100



6 Proposed Rear Elevation
1 : 100



7 Proposed Side Elevation (Hales Drive)
1 : 100



8 Proposed Side Elevation No. 96
1 : 100

Previous Planning History

38 Stoneham Lane has had any planning applications within the last few recent years.. The following addresses have recent submissions :

[PN/22/92594 - 92 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AQ](#)

Valid date: 09/03/2022

Prior Notification: Erection of single storey rear extension: Depth 4.23 metres, eaves height 2.75 metres, maximum overall height including rooflight 3 metres.

Type of Application: Prior notification • Status: Decided

Decision: Prior Approval Not Required • Decision Date: 11/04/2022

[H/22/92403 - 27 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL](#)

Valid date: 14/02/2022

Single storey rear and side extension

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 14/03/2022

[H/21/90736 - BRIDERSAN, 32 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AN](#)

Valid date: 21/07/2021

First floor side and single storey rear extension

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 13/09/2021

[T/21/90941 - 72 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AQ](#)

Valid date: 02/07/2021

1 no. Oak (T1) - Crown reduction by 3 metres.

Type of Application: Consent under Tree Preservation Order's • Status: Decided

Decision: Part Consent Part Refuse Trees • Decision Date: 10/09/2021

[LDC/21/89830 - LULAND, 17 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL](#)

Valid date: 16/02/2021

Lawful Development Certificate for a proposed use: Single storey side extension following demolition of existing side extension

Type of Application: Lawful Development Certificate (LDC) • Status: Decided

Decision: CLOPUD - Certificate Issued • Decision Date: 07/04/2021

[LDC/20/88010 - LULAND, 17 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL](#)

Valid date: 15/06/2020

Lawful Development Certificate for a proposed use: Single storey rear extension

Type of Application: Lawful Development Certificate (LDC) • Status: Decided

Decision: CLOPUD - Certificate Issued • Decision Date: 15/07/2020

[H/20/87675 - 60 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AN](#)

Valid date: 02/05/2020

Two and single storey side, rear extension and new porch

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 27/07/2020

[H/19/86999 - 60 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AN](#)

Valid date: 03/12/2019

Two storey and single storey side extension and new porch

Type of Application: Householder planning • Status: Decided

Decision: Withdrawn By Applicant • Decision Date: 24/01/2020

[H/19/86500 - 42 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AN](#)

Valid date: 30/09/2019

Demolition of existing front conservatory and construction of single storey front extension including garage conversion to living accommodation

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 18/11/2019

[H/18/84227 - 11 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL](#)

Valid date: 16/10/2018

Roof alterations to side elevation to form gable end, removal of rear conservatory, render surface to all plain brick elevations, replace roof tiles, remove existing chimneys, new front entrance porch and alterations to fenestration

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 21/11/2018

[H/17/81173 - 72 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AQ](#)

Valid date: 30/07/2017

Removing front and rear dormer windows and raising roof to create two storey house with single storey side extension.

Type of Application: Householder planning • Status: Decided

Decision: Permit • Decision Date: 22/09/2017

[F/16/79733 - Christian Meeting Hall, Granada Road, Hedge End, Southampton SO30 4AL](#)

Valid date: 19/12/2016

Erection of 2 bed dwelling, following demolition of existing hall

Type of Application: Full planning • Status: Decided

Decision: Refuse Planning Permission For • Decision Date: 03/02/2017

[F/16/78479 - Christian Meeting Hall, Granada Road, Hedge End, Southampton SO30 4AL](#)

Valid date: 03/05/2016

Erection of 2 bed dwelling, following demolition of existing hall

Type of Application: Full planning • Status: Decided

Decision: Refuse Planning Permission For • Decision Date: 22/06/2016

[J/16/78390 - 47 Granada Road, Hedge End, Southampton, SO30 4AU](#)

Valid date: 11/04/2016

Prior Notification for the construction of a single storey rear extension (depth 6.0m, height to eaves 2.4m, maximum height 4m)

Type of Application: Prior notification • Status: Decided

Decision: Prior Approval Not Required • Decision Date: 16/05/2016

[F/16/78135 - 23 Granada Road, Hedge End, Southampton, SO30 4AL](#)

Valid date: 21/03/2016

Single and two storey rear extension

Type of Application: Full planning • Status: Decided

Decision: Permit • Decision Date: 17/05/2016

[J/15/77683 - 51 Granada Road, Hedge End, Southampton, SO30 4AU](#)

Valid date: 04/12/2015

Prior Notification for the construction of a single storey rear extension (depth 7m, height to eaves 2.5m, maximum height 3.95m)

Type of Application: Prior notification • Status: Decided

Decision: Prior Approval Granted • Decision Date: 15/01/2016

We believe our design is following the same principals and approved design criteria that has been approved by the list of properties above.

Proposed Materials

The materials selected for the walls have been carefully selected for longevity, reducing the impact to the environment of the complete structure needing to be replaced due to poorly selected materials that are not tolerant to many seasons of weathering. The following will be provided:

- Proposed brickwork to match existing.
- Proposed flat roof
- Proposed White UPVC doors to match existing.

Doors and windows will be of a construction that offers a high level of thermal efficiency, with double glazing and meet Building Regulation requirements.

Highly energy efficient LED lighting will be used throughout the outbuilding reducing the overall consumption of power dedicated to lighting by approximately 80%

Conclusion & Planning Policy

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (para 10). The NPPF actively encourages new residential development in sustainable locations and encourages schemes that offer innovative architectural styles and can promote local distinctiveness. Section 5 of the NPPF sets out how LPA's should significantly boost the supply of housing.

The NPPF details how LPA's should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable communities. Section 12 of the Framework encourages good design through the planning system. This ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

- Optimising the potential of the site;
- Responding to local character without stifling innovation, originality or initiative; and
- Being visually attractive as a result of good architecture and appropriate landscaping taking opportunities available for improving the character and quality of an area.

By using materials to match existing we feel the new outbuilding provide a well needed upgrade to the living accommodation and is also in keeping with the existing style and the neighbouring extensions. The existing street scene will be not impacted by the alterations.

The improvements to this property will benefit the existing residents and provide a better quality of living.

Therefore, we commend these proposals to you.