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1765: Design & Access Statement

Planning application for:
46 Kingsway
Chandlers Ford
SO53 1EN

August 2024

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The Architects in this practice are registered as such under the Architects Act 1997



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Introduction

This document discusses the proposed development at 46 Kingsway, Chandlers Ford.

The existing bungalow is bedrooms with a room in the roof, and is centre left of a large plot.

This proposal is to convert the existing garage into habitable accommodation, and lift the roof slightly. And to erect a home office and storage structure adjacent to the garage.



NOT TO SCALE

Existing

The existing bungalow at 46 Kingsway has 4 bedrooms, with one of the bedrooms in the roof with an en-suite.

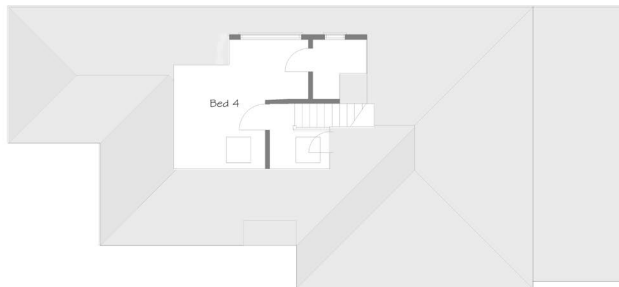
The existing bungalow is a little dated and the layout is not working for modern family life.

The existing garage is brick built and attached to the house. Proportionally it is too narrow for a modern car and is not used for parking.

There is a large driveway with ample parking for the number of cars that the property requires.

The current dormer is thermally inefficient which will need upgrading internally, and many of the windows need replacing.

First floor plan- Not to scale



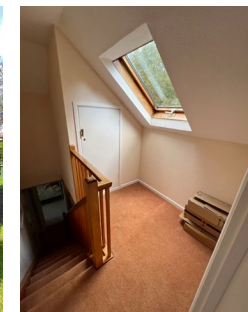
Ground floor plan- Not to scale



Front elevation - Not to scale



Rear elevation - Not to scale



Proposal

The proposal for this development is to convert the garage and increase the height slightly to make this space part of the living accommodation of the bungalow.

The existing garage is not fit for purpose and cannot accommodate a modern vehicle. By giving this footprint to the main house, the bungalow becomes more usable for family life and appropriately sized for its location. It also means that the footprint of the main house does not need to increase.

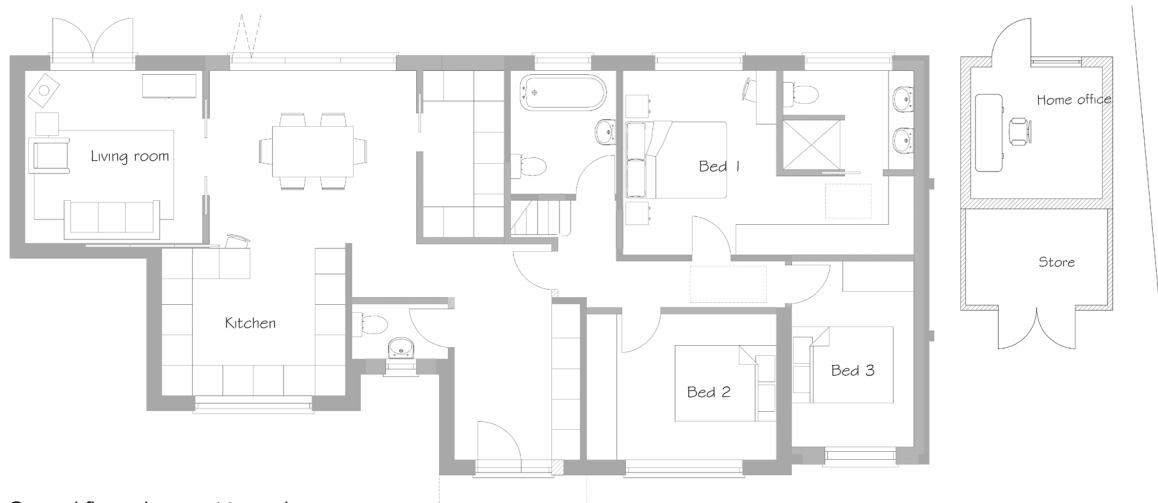
The area to the side of the garage is not used, the applicant would like to create some home office space and storage space in an outbuilding, appropriately sized for the size of the plot, that will use this space, whilst maintaining access to the rear garden. Its height matches the height of the new garage conversion, which just takes it out of the PD requirements for an outbuilding.



Front elevation - not to scale



Rear elevation - not to scale



Ground floor plan - not to scale

Policy

Eastleigh Borough Council - Draft Local Plan 2011-2029

Policy DM1, states that the development should take full and proper account of the context of the site. This proposal has carefully considered the boundary and landscape of the site, as well as the massing of the existing dwelling and its surroundings, to produce a design that carefully responds to its context. The footprint of the building is not extended and the garage only altered in height to enable conversion.

Policy DM1 further states that new developments should take account of the character and appearance of the locality or neighbourhood, in terms of mass, scale, materials, layout and design. The garage conversion only alters the height of the garage and the character and materials of the dwelling remains the same.

Policy S1 looks to favour sustainable development as outlined in the National Planning Policy Framework. This proposal has been carefully designed to create a sustainable development, with great consideration given to the quality of the design and the future of the bungalow.

In line with one of the overall objective of the draft local plan, this high quality design proposal fits in with and improves the design standards of the borough's built environment.

Conclusion

The proposal meets all policy criteria within the National Planning Policy Framework and the Eastleigh Borough Council - Draft Local Plan 2011-2029

The proposed conversion and outbuilding will ensure the continued use of the house and is commensurate with the size of the neighbouring properties in Chandlers Ford.

The proposal does not harm the visual character of the area and will not cause harm to neighbouring properties.