



DESIGN & ACCESS STATEMENT

For

**SINGLE STOREY REAR EXTENSION, LOFT CONVERSION
& ANNEX**

Hannah Ashleigh and Stuart Horner

5 Beverley Gardens

Bursledon

Southampton

Hampshire

SO31 8FD

Reference: 2381707

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1. EXISTING SITE

The plot sits on approximately 560m² of gently sloping land, with a single storey detached bungalow and a detached garage, alongside several free-standing greenhouses.

To the front the dwelling benefits from a dropped kerb with off-street parking for 2-3 cars, enclosed by a dwarf wall. The side of the dwelling has a covered carport leading to the detached annex.

A range of shrubs are positioned around the property boundary.

Buildings

The dwelling itself is of face brick construction with a concrete interlocking profile tile roof, providing around 60 m² of total space across 2 average sized bedrooms, 1 small bathroom, a living room and a small kitchen.

A polycarbonate free-standing carport is positioned to the side of the property.

The garage is accessed via the main driveway, which by modern standards can only be used as storage. The driveway can accommodate 2-3 cars with no turning capability, the wall to the front provides un-restricted visibility, however the need to reverse in/out of the property increases the risk of collision on the public highway.

Currently the property provides minimal living accommodation and a complex parking arrangement.

Gardens

The garden is predominantly laid to lawn with a small area of hardstanding providing access to the garage and greenhouses.

The driveway is of concrete construction.

Boundaries

A combination of close board fencing and walls surround the property.

Adjacent Property

The properties either side are of a single storey construction, number 7 has received an amount of improvement over its lifetime, to provide additional living space and improved parking.

Numerous properties throughout Beverley Gardens have benefited from various approved modifications to include loft conversions, extensions and improved parking, which provides a precedence for the proposed development of our clients dwelling.

Planning History

We have searched the Eastleigh Planning Portal and are unaware of any recent planning history for this dwelling.

Consultation

The owner intends to discuss the proposed modifications with the neighbours but does not intend to engage any local interest groups, parish councils or seek any pre-app advice.

2. USE

The Clients have recently purchased the property, which needs modernizing to bring it up to an acceptable standard of living for their young family. Currently the dwelling provides insufficient living space to accommodate the family, and needs extending to the rear, into the loft as well as into the existing garage to accommodate the family's needs for a long-term family home.

The intended use of the dwelling will remain as a dwelling house of single occupancy, with increased living space and enhanced off-road parking.

There is no proposal to create a stand-alone dwelling under a separate title, for rent or other use.

3. SCALE

The proposed alterations will provide the owner with an increased living space to meet their immediate and long-term family needs.

Dimensions

The proposal is to extend the rear of the dwelling by circa 7m x 8m to provide a kitchen/family room together with a separate utility room. The existing dwelling will be modified to accommodate a new flight of stairs into the new loft conversion which will act as a master suite for the owners, as well as provide 2 bedrooms on the ground floor.

To the side, the existing detached garage will be converted to provide 2 further bedrooms with a small kitchenette for the owner's teenage children.

The dwelling itself will increase from circa 60 m² to 109 m², providing the owners with an additional 49 m² of usable living space, although an amount of this will be lost to the new loft stairs.

Room	Existing m ²	New m ²
Hallway	7 m ²	15 m ²
Bedroom 1	14 m ²	14 m ²
Bedroom 2	9 m ²	10 m ² (changed to snug)
Lounge	17 m ²	17 m ² (changed to Bedroom 2)
Kitchen	10 m ²	46 m ² (kitchen/family room)
Bathroom	3 m ²	6 m ²
Stairwell	0 m ²	5 m ²
Utility	0 m ²	3 m ²
Master Bedroom	0 m ²	25 m ²
Master Bathroom	0 m ²	6 m ²
Master Dressing Room	0 m ²	13 m ²
Landing	0 m ²	3 m ²

To the side the garage will provide 22 m² of living accommodation whilst retaining 7 m² of storage.

Height

The proposed extensions/loft conversion would require the existing roof to be heavily modified or replaced in its entirety but would not increase the height of the dwelling.

Skyline

We do not feel the proposed alterations would restrict light to the adjacent properties and would remain in-keeping with surrounding alterations to adjoining properties.

4. APPEARANCE

The new extensions/conversions will be built in materials to match or as close as practicably possible the existing, this being face brick and concrete profile tiles. As a result, the character of the building will remain in keeping with its current and surrounding environment.

5. LAYOUT

The proposed layout has been developed to provide the owner with a long-term family home, providing a light, airy and spacious Kitchen/Family room which will act as the hub of the home. All rooms, except for the Utility will be accessible through the main hallway leading from the front of the property.

Light will be introduced into the property through roof lanterns over the new kitchen/family room, as well as windows over the new stairwell.

6. ACCESS

The proposed driveway will allow the homeowners to park 3-4 cars on the drive with sufficient turning, enabling vehicles to be parked forwards without the need to reverse out onto the public highway.

The existing dropped kerb will be unaffected by the modification; there are no plans to modify the existing dwarf wall that encapsulates the front of the property.

The rear of the property will be accessed via the walkway to the side of the garage, after the proposed alterations the walkway remain of sufficient width to facilitate the use of machinery, bins etc.

7. LANDSCAPING & SUSTAINABILITY

Most of the plot will remain laid-to-lawn except for the proposed driveway alterations and new rear access to the newly constructed garage door. The owner is yet to confirm the exact materials for these areas, but it is anticipated:

- The driveway will be of a resin bound, block paving or asphalt construction with sufficient surface drainage i.e. Arco channels to the garage, leading to the existing storm drain or dedicated soakaway to the rear of the property.
- The pathway will be of a patio flag style construction, draining towards the existing lawn.

8. HERITAGE

There are no heritage elements to this property that will be affected by the proposed works.

9. CONCLUSION

Numerous dwellings within Beverley Gardens have undergone developmental changes to provide owners with increased living space and off-street parking.

The homeowners purchased the property with a view of enlarging and modernizing the property to accommodate their family needs. The property has not been heavily modified and is one of the few properties on the road yet to undergo modernization.

Currently the owners are unable to live in the property, are using it temporarily until the modifications are complete.

The owners have considered the neighbouring properties and how any modification to the property would impact them, whilst also considering safe access in/out of the property. They feel the proposed extensions/conversion would not affect the adjoining properties or have a negative impact on the character of the street. The changes would not only provide the necessary the living space but also an acceptable living standard, whilst providing a dwelling that meets the families need for the long-term, with significantly enhanced off-street parking.

The parking in particular will eliminate the need for any on-street parking.