

DESIGN, ACCESS + PLANNING STATEMENT FOR A NEW SINGLE AND PART TWO STOREY REAR EXTENSION.

7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH SO50 7BQ

17_22

This statement is to be read in conjunction with drawings numbered 17_22/ 30, 31 and 32

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Description of the proposed works:

Remove the rear single storey utility and WC. Construct a single storey rear extension forming a kitchen dining family room on the ground floor. Construct a new small 1st storey extension over part of the ground floor extension to form a new bathroom. Internal alterations.

1. THE EXISTING LAND AND PROPERTY

The Existing Building:

7 Scotland Close is a brick built semi-detached house with a tile roof. Scotland Close is predominantly made up of brick or rendered semi detached houses with tiled roofs and a few bungalows.



View from Scotland Close of the front (East) elevation and neighbouring house.



View from Scotland Close of the front (East) elevation and neighbouring house showing the existing garage.



View from the back garden showing the existing extension, party boundary and the neighbouring house.



View of the side (North) elevation from Mortimers Lane (B3037) looking South West.

Planning boundaries

The proposed development is within the Eastleigh Borough Council ward for Fair Oak and Horton Heath and within the development boundary.

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2. THE PROPOSAL

Vision:

To generally re-organise the internal layout to create a more spacious entrance hall improving circulation to all rooms. To provide a utility room to separate the laundry from the living space.

To create a kitchen/dining/ family room with improved views and access to the garden to suit the needs of the growing young family in line with the modern way of living.

Initial discussions:

Early discussions have been had with the adjacent neighbours. No concerns have been raised.

Design:

1. Positioning – The position of the extension has been carefully considered to minimise impact on the neighbours. The single storey extension would under usual circumstances fall within the guidelines for extended permitted development rights so therefore could not be considered overbearing to the neighbour. The second storey element of the extension is on the North side positioned 4.9m from the boundary and only projects 1.9m from the rear wall of the house so will not have a visual impact on the neighbour. The bathroom windows will be obscure glazed.
2. Form and mass – The extension is predominantly single storey with a parapet wall. The overall size has been designed within the guidelines of extended permitted development.
3. Overshadowing – The extension is single storey at the boundary and is positioned on the North side of the neighbouring property so will not cause overshadowing. The second storey element of the extension is on the North side positioned 4.9m from the boundary.
4. Materials – The materials have been chosen to create a modern extension which is harmonious with the traditional style of the house. The vertical cladding has been used to add a modern element to the rear single storey elevation, to break up the brickwork and create a give a visual continuity of the vertical lines of the doors.
5. Planning – The proposed extension at first floor level has been designed to project less than and have a lower ridge height than the approved application ref H/24/97633 for a two storey side extension. The drawing below indicates how the two extensions would sit harmoniously together on the rear elevation.



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Planning history:

Planning application REF: H/23/94991

Demolition of the existing rear extension. New single and two storey rear extensions. Internal alterations. Alterations to fenestration. New terrace.
Refused.

Appeal REF: APP/W1715/D/23/3331503

Refused.

Pre-app advice REF: Q/23/96486

Two storey side extension.

Planning application REF: H/24/97633

Two storey side extension.
Granted.

Prior Notification application REF: PN/24/98549

Description:

Prior Notification for the construction of a single storey rear extension with a flat roof and parapet wall.
Refused.

Access:

There is sufficient space on the driveway for four cars. The existing garage is to be replaced. Parking provision to the house will remain as existing.

Arboriculture:

No trees will be affected by the works.

Materials to be used in the development:

The new building has been designed to complement the existing house and surroundings all as follows (Refer to the elevation drawing numbered 17_22/ 32.)

Walls: Brickwork. Colour red/ brown to match the existing.
Roof: Single ply membrane. Colour dark grey.
Tile. Colour red/ brown to match the existing.
Coping stone: Natural stone. Colour grey.
Vertical cladding: Treated timber. Colour grey to match the new window frames.
Windows + doors: Powder coated aluminium. Colour grey.
Windows + doors (to the existing house): Powder coated aluminium. Colour grey.
Rooflights: Metal. Colour grey.
Fascia: upvc. Colour white to match existing.
Rainwater goods: upvc. Colour black to match existing.

Conclusion:

The design process has shown that careful consideration has been given to the requirements of the clients and the impact on the neighbours.

The design meets the constraints imposed by the site and the legislation constraining development and as such proposes an acceptable addition.