

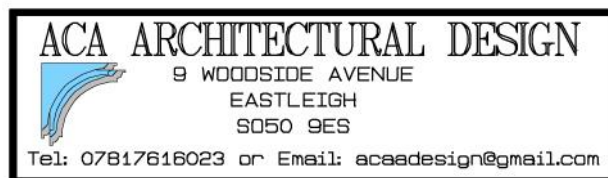
Planning Design and Access Statement

for

Retrospective consent for new 1st floor and windows

on the site of

**Hawthorne House, Botley Road, Southampton
SO30 3HA**



April 2025

Introduction

This statement accompanies a retrospective planning consent for new first floor addition and windows to existing workshop.

SITE ANALYSIS

The application site sits on the southern side of Botley Road within the defined local centre and is a two storey detached dwelling with detached workshop to the rear. The collection of detached properties within this part of Botley Road have long rear gardens with mixture of outbuildings.



View of front and side elevations of as built structure



View looking towards gardens of Ashton and Winton which has first floor accommodation.

DESIGN

The new first floor is 1.5m above the previous ridge height whilst the eaves have remained unaltered, there is a fixed obscure glazed window on the front elevation and 6 roof windows which have cill 1.7m above finished floor level. Roof tiles match existing whilst grey composite weatherboard cladding has been fixed to upper part of gable ends.

Access, Parking & Cycle Provision

Unaltered

Refuse Provision

Unaltered

Amenity

The workshop first floor element front gable end is set 36.4m from the entrance gates whilst it is 18.8m from the rear of the Newstead, given these distances and existing neighbouring properties all benefit from long deep rear gardens the impact of the part first floor addition will have minimal impact on the immediate neighbouring property in terms of being overbearing or create any overlooking as there is ample space for relief with the garden areas.

CONCLUSION

Rear structures are a characteristic of this row of properties which benefit from long garden areas, the eaves remain unaltered when viewed from the immediate neighbour and the first floor does not project the full length therefore the impact must be considered in light being set within a domestic garden setting.