

Design and Access Statement
Proposed Single Storey Annexe
319 Leigh Road, Chandler's Ford, SO53 3AS
Date: August 2025

1. Introduction

This Design and Access Statement supports a revised Householder Planning Application for the construction of a single-storey ancillary annexe in the rear garden of 319 Leigh Road, Chandler's Ford. The proposal is for a self-contained but ancillary living space that will provide a safe, accessible, and comfortable environment for the applicant's elderly parent, who is experiencing significant health issues and is no longer able to live independently in their current accommodation.

2. Site Context

319 Leigh Road is a two-storey semi-detached home with a generous rear garden in a suburban residential area. The property is not within a conservation area and is not listed. The site is bordered by hedging and mature vegetation to the rear and sides, including a tree located along the hedge line, which has informed the revised positioning of the proposed annexe.

3. Design Principles

Use

The annexe is not intended as a separate dwelling, but rather as an extension of the family's living arrangement—enabling the applicant to provide daily care and support within close proximity while maintaining a degree of privacy and dignity for the relative. It will allow for a vital care arrangement that cannot be met within the existing house or through the parent remaining in their current location.

Layout & Orientation

This application represents a revised version of a previously approved proposal (Ref: H/25/99354) and incorporates amendments in response to feedback received. Specifically, the orientation and position of the annexe have been altered to:

- It strengthens the physical and visual relationship between the annexe and the main house, improving access and overall coherence between the two.
- It ensures the structure is now sited outside the falling distance of any trees, particularly addressing concerns about the tree located along the boundary line.

This revised orientation supports better integration within the garden while addressing arboricultural and design feedback from the previous proposal.

Scale

The annexe remains modest in scale and clearly subservient to the main house, externally measuring 8.5m x 5m, with an overall ridge height of 3.5m.

Appearance

- Walls: SIPs construction finished in Western Red Cedar cladding to the front and right elevations, with Thermowood cladding to the rear and left elevations.
- Roof: EPDM rubber membrane flat roof.
- Glazing: Grey UPVC windows and doors, including a 2.4m sliding patio door.

The design maintains a contemporary appearance, complementing its domestic setting with natural materials.

4. Access

No changes are proposed to the vehicular access. Pedestrian access will be via the existing side gate. The annexe will be accessed levelly from the garden, making it suitable for residents with reduced mobility.

5. Landscaping and Trees

No trees or hedgerows will be removed or pruned as part of the revised proposal. Notably, the annexe is now sited outside the falling distance of the existing tree on the hedge line, thereby avoiding any direct impact on tree health or canopy spread. Sufficient garden space remains, with the annexe occupying only a modest proportion of the available area.

6. Impact on Neighbours

Due to its low profile, rear garden location, and non-intrusive orientation, the annexe does not introduce any adverse overlooking, overshadowing, or privacy issues for neighbours. Its revised position also places it further from shared boundaries.

7. Conclusion

This revised proposal is the result of thoughtful adjustments following a previously approved application. The new orientation better links the annexe to the main dwelling and responds to concerns about tree proximity by situating the building clear of the falling distance of any trees.

The annexe remains ancillary, modest, and well integrated within the rear garden setting. It meets both the applicant's needs for intergenerational living and local planning policy expectations.

We respectfully request that this updated application be approved.