

**5 Mimosa Drive
Fair Oak
Eastleigh
SO50 7LG**

**Proposed Two Storey Side Extension
Replacing Existing Single Storey
Garage and Gym**

Design and Access Statement

in support of
Planning Application – September 2025

Prepared by

PL Robinson design

14 Deacon Close

Southampton

Hampshire

SO19 7BP

Tel: 02380 440649

Mob: 07950 654378

Email: phil@plrobinsondesign.co.uk

Site Location and Setting

5 Mimosa Drive is a detached two storey dwelling located on a corner plot on the western side of Mimosa Drive at the junction with Cedar Wood Close.

The existing plot is generally fairly level in nature with a gentle slope downwards from North East to South West and measures approximately 630m². The existing house is situated approximately 10m back from the highway with gardens to the front and rear.

The neighbouring properties are generally similar in style and are predominantly larger detached buildings. The neighbouring properties generally have facing brick walls, concrete tiled roofs, white uPVC windows.

The Existing Buildings

The existing building is a gable roofed fronted detached two storey dwelling with a large conservatory to the south and a single storey garage to the north which is attached to the dwelling by a tiled roof.

The existing pitched roof is tiled. Walls are red facing brick.

Existing windows and doors are white uPVC

Existing fascias and soffits and barge boards are white uPVC.

The Proposals

The proposals to which this application relates are for the removal of the existing single storey garage to the north and the construction of a two storey side extension in its place.

The new extension will be further from the north boundary than the existing garage creating a passage through to the rear garden and giving more visual separation to the neighbouring property to the north.

The extension is set back from the building frontage and has a lower ridge line meaning it will appear subservient to the existing dwelling.

The new extension has been designed to be sympathetic to the existing building in both character and scale.

There will be no negative impact on the neighbouring properties in terms of overlooking or overshadowing.

The proposed design, massing and materials of the extension will complement the property and will have no negative impact on the character of the area.

Similar side extensions have previously been approved on neighbouring properties.

Highways, Access and Parking

The existing parking provision will be retained.

External Lighting Assessment

The proposals do not require any additional external lighting.

Biodiversity Assessment

The existing walls are of brick construction and with no open soffits or gaps within the roof covering meaning that there will be no impact on potential habitats for any protected species.

Summary

The proposals would provide the additional habitable space required by the applicants whilst respecting the character of the host dwelling and without impacting on the character of the street scene or the surrounding area.



Existing Front Elevation



Existing Single Storey Garage (to be Removed)



Existing Rear Elevation