

Planning Design and Access Statement

Proposal: Side Extension to Form Annex for Assisted Living

Site Address: 4 Warden Close, West End, Southampton

Applicant: Mr and Mrs Aubrey

Date: 2nd October 2025

1. Introduction

This statement supports a householder planning application for a single-storey side extension at 4 Warden Close, West End. The proposal seeks to create a self-contained annex integrated into the existing dwelling to provide assisted living accommodation for the applicant's disabled daughter, alongside facilities for 24-hour care provision. The design has been sensitively developed to meet both the functional needs of the occupant and the aesthetic and planning requirements of the local area.

2. Site Context

- 4 Warden Close is a detached residential property located within a quiet cul-de-sac in West End, Eastleigh.
- The property benefits from a generous side garden and driveway, with sufficient space to accommodate the proposed extension without compromising amenity or overdevelopment.
- The surrounding area is predominantly residential, with a mix of detached and semi-detached homes, many of which have been extended.

3. Design Proposal

3.1 Description of Works

- A single-storey side extension built into the existing structure, forming a connected annex.
- Internal layout includes:

- Bedrooms with accessible ensuite
- Open-plan living/kitchenette area
- Dedicated carer's room with ensuite access
- Storage and utility space
- The annex will be designed to allow independent living while remaining connected to the main house for family support.

3.2 Materials and Appearance

- External materials will match the existing dwelling: brickwork, roof tiles, and fenestration to ensure visual continuity.
- Windows and doors will be positioned to respect neighbour privacy and maintain natural light.
- Landscaping will be enhanced to soften the extension and maintain the residential character.

3.3 Scale and Massing

- The extension is modest in scale and subservient to the main dwelling.
- Ridge height will be lower than the existing roofline, ensuring the annex remains visually unobtrusive.

4. Access and Inclusivity

- The layout allows for 24-hour carer accommodation, ensuring continuous support while preserving the dignity and independence of the occupant.
- Parking provision remains sufficient, with space for carers and visitors without impacting the street scene.

5. Sustainability and Drainage

- The extension will incorporate energy-efficient insulation, LED lighting, and low-carbon heating solutions.
- Surface water drainage will be managed via permeable paving and connection to existing systems, with no increase in flood risk.

6. Planning Considerations

- The proposal respects the character of the area and complies with Eastleigh Borough Council's Local Plan policies regarding residential extensions, accessibility, and care provision.
- The annex is ancillary to the main dwelling and will not be used as a separate residential unit.
- No adverse impact on neighbouring properties in terms of overshadowing, overlooking, or overbearing.

7. Personal and Social Justification

This proposal responds to a genuine and pressing family need. The applicant's daughter requires a safe, accessible, and dignified living space with round-the-clock care. The annex enables her to remain within the family home and community, fostering wellbeing and continuity of care. The design reflects compassion, practicality, and a commitment to inclusive living.

8. Conclusion

The proposed side extension is a thoughtful and necessary adaptation of the existing home. It balances architectural sensitivity with essential care needs, ensuring the long-term sustainability of the family's living arrangements. We respectfully request the Council's support in approving this application.