



15 Malibres Rd, Chandler's Ford, Eastleigh SO53 5DS
DESIGN AND ACCESS STATEMENT

Introduction and Reason for Extension

15 Malibres Road is a detached family home, constructed as part of the mid-20th century suburban development of the Hiltingbury / Chandler's Ford area. Most properties along Malibres Road were built during the 1950s and 1960s, reflecting the suburban expansion of Chandler's Ford from scattered farmland into a residential town.

The property does not lie within a Conservation Area. However, Eastleigh Borough Council's Character Area Appraisal for Chandler's Ford and Hiltingbury (2005–2008) highlights the importance of preserving the leafy suburban character of the area, which has informed the design approach to this proposal.

The Proposal

The application seeks permission for a single-storey rear extension, providing an additional 9.37 m² of internal space. The existing house measures approximately 197 m², so the extension represents a modest 4.5% increase in overall floorspace.

The extension will enlarge the dining area and create a stronger connection between the house and its rear garden. A vaulted ceiling and triangular feature windows will maximise natural light and frame outward views of the mature garden trees, encouraging appreciation of the property's green setting.



Impact on Neighbours

The extension has been carefully designed to avoid any adverse impact on neighbouring properties:

- Privacy: The proposal is ground-floor only and is screened by existing fencing, a garage, and established planting, providing three layers of privacy screening.
- Overlooking: No windows are positioned in a way that would cause overlooking. A conservatory in this location was approved under ref. F/07/60795, demonstrating precedent for rear-facing glazed additions at this property.
- Scale and height: The extension will incorporate a low-pitched roof (15–16 degrees) to minimise overall height. Gutter heights will align with the existing single-storey elements of the house, ensuring no overbearing presence or overshadowing of neighbours.

Design, Materials and Appearance

The extension has been designed to complement the character of the host dwelling. Materials will match the existing house, with white render used for the walls to ensure continuity. Graphite grey windows and doors will provide a contemporary but sympathetic contrast, highlighting the new openings without detracting from the established appearance of the property.



Sustainability and Quality

Despite its modest size, the extension has been designed to high environmental standards:

- All glazing, doors, and rooflights will be triple glazed.
- Insulation will achieve new-build standards, allowing large glazed areas without energy loss.
- Windows and doors will meet Passivhaus performance levels, ensuring the extension achieves excellent energy efficiency and avoids environmental issues associated with heat loss.

Conclusion

The proposed rear extension is modest in scale but will significantly improve the functionality and quality of family living space at 15 Malibres Road. It has been carefully designed to respect local character, safeguard neighbours' amenity, and deliver a sustainable, high-quality addition to the property.

