

Design and Access Statement

Conversion of Two Flats into One Detached Dwellinghouse

35 Sea View Estate, Netley, Southampton, SO31 5BQ

1. Proposal Overview

This planning application seeks permission for the change of use of the existing property from two self-contained flats back into a single dwellinghouse, together with a two-storey rear extension and modest alterations to the roadside (front) elevation.

The property is a detached building located at the end of a residential cul-de-sac within the Sea View Estate. It was originally constructed as a single dwellinghouse before being subdivided into two flats. The proposal aims to reinstate its original use and improve the layout and usability for modern family living.

2. Design Rationale

The design objective is to restore the property's original form as a single detached home while modestly extending it to provide a more functional and contemporary internal layout.

The two-storey rear extension provides increased living accommodation at ground floor level and additional bedroom space above, without appearing disproportionate to the existing dwelling. Alterations to the front elevation are limited in scope and intended primarily to improve balance and introduce a more cohesive appearance.

Overall, the proposal ensures the dwelling sits comfortably within its setting and continues to reflect the residential character of the area.

3. Scale and Appearance

The proposed extension is designed to remain subservient in scale to the main building, with a form and roofline that complement the existing structure. The overall height and massing remain in keeping with the proportions of the original dwelling.

Materials will match or closely complement those of the existing property to ensure a coherent and high-quality finish. The rear extension will not be readily visible from the public realm and will therefore have minimal visual impact on the street scene.

4. Access and Parking

The existing vehicular access via the established dropped kerb from the cul-de-sac will be retained. The front driveway provides sufficient on-site parking for up to 4 vehicles in accordance with local parking standards.

Pedestrian access to the main entrance will remain as existing, with level access provided for ease of movement and inclusivity.

5. Landscaping

The existing garden areas to the front and rear are to be retained, with minor enhancements to improve appearance and usability.

6. Planning Context and Character

The proposal supports the reinstatement and improvement of existing housing stock, contributing positively to local housing provision and the quality of the built environment. The development is modest in nature, respects neighbouring amenity, and is compatible with the residential context of the area.

7. Conclusion

The proposal represents a well-considered and proportionate enhancement to the existing property, reinstating it as a single-family dwelling consistent with its original form and the established character of the surrounding estate.

The two-storey rear extension and minor façade alterations are sympathetic in scale and design, resulting in a high-quality and sustainable dwelling suited to modern family needs without harm to neighbouring properties or the visual character of the locality.