

Lofty Nest studio

Tom Thompson architect
20 Edmondsham, Wimborne Dorset BH21 5RG
01725 517206 loftynest@icloud.com

**Lusher's Cottage, Whitsbury
Fordingbridge Road
Hampshire
SP63QB**

DESIGN AND ACCESS STATEMENT and HERITAGE STATEMENT

Dec 2020

Planning application for

A planning application for the construction of an extension of the existing kitchen at
Lusher's Cottage, Whitsbury, Hampshire

Applicants: Mr & Mrs Dominey

Introduction

This design and access statement will set out the details for the proposal to make a small extension onto the existing kitchen/dining area.

Planning History

Ref 17/10242 Detached double garage with store -granted 15 May 2017

Proposal

The property seems to have been extended in the past at various indeterminate times. In the proposal the existing single storey kitchen area has quite a contemporary appearance with French doors and stained timber cladding. These however may be recent improvements around a much older lean-to.

The proposal is to enlarge the 'L' shaped kitchen /dining room by extending into the corner patio area, thus creating a square shaped plan. This will suit my client's requirements for changes to the internal layout and does not impact upon the street scene.

It is rather difficult to assess the original floor area/areas of the house. The current side wing of the kitchen/dining length is within in the 50% permitted development of the length of cottage with the preposed corner area being within this.

Context

SITE AND SURROUNDINGS

The Site

Planning Context

Lusher's Cottage is within an Outstanding Area of Natural Beauty and Whitsbury Conservation Area

It is not a listed building.

The Cottage

Lusher's cottage was originally formed from two cottages joined together. The cottage is a detached 2-storey brick building with thatched roof. The cottage is positioned side end onto the road with main elevation facing the side garden. The house is set within generous grounds and has open countryside on one side.

A vehicle access is located further along the hedged garden away from the house. This driveway leads to the garden and has the principal view of the cottage. The land of the property is laid to lawn and quite level.

DESIGN PRINCIPLE / JUSTIFICATION

A simple timber clad extension with bi-fold doors and roof light.

Scale / Skyline:

The additional roof height is created by a parapet which links up with the existing lean-to roof. This and the rest of the existing roof is rather confusing with different heights and levels. The parapet wall will hide the existing roof changes and provide a more unified appearance.

Impact on residential amenities due to use intensification:

The proposals do not affect neighbouring amenity. There are no overlooking issues. The extension is contained within the garden and is not visible from the public road.

Are there suitable services in the area to support the proposal

The proposals do not require additional support from local services or infrastructure.

Crime Prevention

Crime prevention measures remain unchanged. The dwelling still has ample natural surveillance over the site.

ACCESS STATEMENT

Disabled Access

The mobility access into the dwelling is unchanged.

Highways:

Vehicular access onto the site remains unchanged

Car parking

Parking remains the same.

Arboriculture & Landscaping

The proposals do not affect trees or hedgerows.

Negotiation

All matters concerning this application are negotiable. We do not want this application to go to committee or be determined until the planning authority is in a position to recommend for approval. If there is any reason why you are unable to recommend for approval, please do not hesitate to contact us.

Accommodate