

# RIBA Chartered Practice

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## DESIGN AND ACCESS STATEMENT

**Proposed Extensions; April Cottage [formerly "In the Lew"], Withers Lane, East Boldre SO42 7WX**

April Cottage comprises a detached bungalow in a conservation area of the New Forest National Park and currently has a living space of 85.475 square metres.

The property occupies a generous plot and, due to the gated access to Withers Lane, offers a high degree of privacy and seclusion. Both of these qualities the occupants are anxious to maintain.

The present owners took possession of the property in 2020 and whilst very happy with their purchase there are a few aspects which they would like to address.

These areas are confined to the kitchen, bathroom and study which could all be made somewhat larger to improve the owners' enjoyment of the property.

The proposal is illustrated in my drawing number 2021.01.03a and the existing plans and elevations are shown on 2021.01.02a.

Under present policy the property is deemed to be a Small Dwelling under the planning guidelines limiting the total habitable floor space to 100 square metres [DP 36].

The property was extended under 99/67217 which achieved a floor space of 85.475 square metres which is as it stands today.

Under present guidelines, therefore, an extension of 14.525 square metres is possible.

My drawing 2021.01.03a shows an increase of 13.889 square metres which would comply with DP 36.

Pre-application advice confirms that these figures are agreed by NFNPA under EQ/20/50743.

Alterations to the plan are confined to "infills" to the north east, north west and south west elevations on Withers Lane side. Thus all four elevations will have the same overall length as at present. The south east elevation is completely unchanged by the proposals.

The areas affected will all have flat roofs with sloping parapets similar to already existing and extended over the new areas as shown. Brickwork will be painted off-white to match existing. Repositioned and new UPVC windows and roof tiles will all match existing.

There is no intention to alter either personnel or vehicular access to the property.

The proposals will not cause overshadowing, overlooking or loss of privacy.