

DESIGN AND ACCESS STATEMENT

FOR
PROPOSED NEW REAR SINGLE STOREY EXTENSION AT
87, SUTTON FIELD
WHITEHILL, BORDON, HAMPSHIRE, GU35 9BS



Existing street / front view



Existing rear view

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1.0 INTRODUCTION

This Design & Access Statement has been created, as supportive evidence for the submission of a Householder planning application for No. 87 Sutton Field, in Whitehill, Bordon to East Hampshire County Council.

This application relates to the alterations to the existing dwelling and also calls for a new rear single storey extension. This design and access statement should be read in conjunction with the following planning application drawings:

GD21-009_EX_001_Exist Block and Locality Plan

GD21-009_EX_002_Exist Site Plan

GD21-009_EX_003_Exist Ground Floor Plan

GD21-009_EX_004_Exist First Floor Plan

GD21-009_EX_005_Exist Section A-A

GD21-009_EX_006_Exist Elevations

GD21-009_P_001_Proposed Block and locality plan_Rev_A

GD21-009_P_002_Proposed Site Plan_Rev_A

GD21-009_P_003_Proposed Ground Floor Plan_Rev_A

GD21-009_P_004_Proposed First Floor Plan_Rev_A

GD21-009_P_005_Proposed Section A-A_Rev_0

GD21-009_P_006_Proposed Elevations_Rev_A

2.0 PLANNING HISTORY

No planning history was available on the planning portal, however it is apparent that a double storey side extension has been previously built.

3.0 SITE AND CONTEXT

87 Sutton Field comprises a semi-detached two storey dwelling which is located within a cul-de-sac that forms part of the large residential area. The property is set back from the main road frontage with a hardstanding for on-site parking and backs on to the Hogmoor Enclosure which is an area of nature conservation importance due to its designated status as Special Protection Area and Site of Special Scientific Importance.

The surrounding area consists of semi-detached dwellings of a very similar size and appearance with gabled clay tiled roofs, face brick walls and uPVC windows.



Site location aerial view 01



Site location aerial view 02



Site location aerial view 03

4.0 DESIGN PRINCIPLES

Orientation and layout

The new design proposal seeks to extend the dwelling towards the rear.

The proposed external form of the structure is a single storey mono pitched extension to mirror the neighbours extension. This will not connect to their extension, but will remain fully on the applicants property. This is to be done in a contemporary style making use of vertical timber cladding which will echo the richly wooded backdrop of the Hogmoor Enclosure.

The proposal includes a large Bi-folding aluminium door which will open the dwelling up to the large rear garden and natural landscape beyond.

The roof will follow the form of the neighbours rear extension in pitch and materiality, however will remain separate and will also include a single roof light to direct light over the internal passage.

The extension will house a new kitchen / Dining area with a Utility Room.



REAR PERSPECTIVE



ENTRANCE PERSPECTIVE

Principle of development Policy CP1 of the Joint Core Strategy (JCS)

The development falls within the Settlement Policy Boundary (SPB) where there is a presumption in favour of development. Policy CP2 identifies a sustainable hierarchy of SPB and sets out five levels of sustainable settlements. The application site falls within one of the identified SPB, and given that the proposal is for the extension of an existing residential property, the principle of the development is acceptable, subject to all other relevant planning considerations and policies which will be discussed below.

Impact upon scale and character of dwelling and local area Policy HE2 of the Local Plan.

This requires that alterations and extensions to buildings are designed to take account of the design, scale, and character of the original building, its plot size and its setting. Policy CP29 of the JCS seeks to ensure that development proposals are of exemplary standards of design and architecture, with a high quality external appearance that respect the area's particular characteristics. It requires that developments are sympathetic to their setting in terms of scale, height and massing, and their relationship to adjoining buildings, spaces around buildings, and that developments should make a positive contribution to the overall appearance of the area. The scale and bulk of the proposal would be in keeping with the existing property and surrounding buildings and would not appear overly dominant in the street scene or wider area.

The proposed rear extension would be situated at the rear of the dwelling and would be screened from public view by the existing dwelling. The proposed front door location is more identifiable and would not significantly alter the external appearance of the dwelling. The application is for the alteration of an existing dwelling and the provision for its amenities would remain adequate. The dwelling would not be unbalanced by the proposal and existing features such as ridge heights, eaves heights and other proportions remain unaffected. Therefore the proposal would be in keeping with the character of the existing dwelling and local area, in compliance with Policy HE2 of the Local Plan and Policy CP29 of the JCS. The proposal is in keeping with the in so much as it respects the general character of its immediate surroundings.

Impact on the amenity of neighbouring properties Policy CP27 of the JCS

This requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing. Policy CP29 criterion (d) requires development to be sympathetic to its setting in terms of scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features. Paragraph 17 of the NPPF amongst other core principles, requires development to provide a good level of amenity for all new and existing occupants of land and buildings.

The proposal is essentially a mirror image of the adjoining neighbours rear extension. This results in no loss of light or overshadowing onto their property.

The other neighbour on the North western boundary will be sufficient far away and behind a 1.8m high fence and will therefore also not be adversely affected by the proposal.

Floor Area (perimeter):

25.4 sqm. of additional gross internal floor area is to be created

Architectural style:

The extension will be contemporary in style with the walls done in a vertical timber cladding. The roof and plinth will be in materials to match the existing dwelling to create a sense of continuity.

Vehicular Access

The vehicular access is unaffected.

Boundary wall treatment

No changes are to be made to the street or side boundary.

Existing Trees

No trees will be affected by the proposal.

5.0 ACCESS & SUSTAINABILITY OF LOCATION

- Vehicular access and driveway access points are to remain in the same position as the original.

6.0 SUMMARY

The proposal:

1. Does not affect the amenities of any neighbouring properties which are all located a comfortable distance from the proposal and will not affect the privacy, access, sunlight or daylight..
2. The energy efficiency of the property will be greatly enhanced with regards to wall, floor, roof and glazing insulation which will be constructed to meet the latest building regulations requirements.
3. Does not affect the characteristic landscape of the locality including any natural features of hedge rows and water courses.
4. Boundary treatments remain unchanged.
5. The proposal does not adversely affect any established street patterns, building lines, plot sizes topography and established views.

In overall summary we feel that the current proposal meets all the requirements of the Council's planning policies and will ensure that the new extensions to the house will provide high quality and energy efficient accommodation for many years to come, and therefore respectfully should receive the Council's approval.