

DESIGN AND ACCESS STATEMENT

31 Anderwood Drive, Sway SO41 6AW

INTRODUCTION

Anderwood Drive is a residential road with a mix of bungalow and chalet bungalow detached dwellings on regular plot sizes with similar setbacks.

SITE OVERVIEW

31 Anderwood Drive is a chalet bungalow style detached property located on a sloping plot on the north side of the road. It is built in a yellow buff coloured brick and has a gable facing the road. To the rear at the north side of the dwelling are two single storey projections comprising of a lounge and an attached garage which extends forward to the existing entryway. The property's garage is attached to no.33's garage on the boundary.

This property is sited in the defined New Forest Village of Sway and is not a small dwelling. The floor area limitations of Policy DP36 do not therefore need to be considered in this instance.

There are no Tree Protection Orders on the site.

PLANNING HISTORY

1971 Ref: 871/71 Rear Extension of Garage

1975 Ref: 75_3351 Rear Extension to Incorporate New Living Room

1979 Ref: 15107 First Floor Landing Window and Dormer Alterations

THE PROPOSED DEVELOPMENT

The proposed extension would remove the existing garage. A 2-storey side extension comprising of a new integral garage and utility with 2 bedrooms and a shower room above would be in its place. There will also be a new entry position, fenestration additions, render, wood cladding, slate style roof tiles and rooflights.

DESIGN CONSIDERATION

This consent is sought as part of larger revisions to the layout of the accommodation where currently, the south facing rooms are wasted as a guest bedroom and an enormous utility. This would improve energy efficiency and provide a more effective layout for the occupants, creating enough bedrooms for their 3 children and making use of the south facing rooms in their daily life. A desire to avoid the cumbersome box dormers which have been used in Anderwood Drive in the past informed this design in which is seen as a more sympathetic solution and more in keeping with the village architecture of Sway and the New Forest.

The proposed development would not extend beyond the rear wall of the original house. Entry to the house will be repositioned from the side to the front of the house. The ridgeline of the proposed side extension will be lower than existing main house so the proposed development will be subservient to existing house. The pitch of the new roof and dormers will match that of the existing.

The front will be laid to gravel and landscaped to provide additional parking within the curtilage of the site.

The material palette would consist of a light-coloured render, slate style roof tiles, and natural wood cladding.

NEIGHBOUR AMENITY

The side wall of the new extension will be moved away from the boundary of 33 Anderwood Drive to ensure the proposed roof and spouting are not overhanging the neighbouring property. There will be no windows overlooking 33 Anderwood and the roofline has been clipped to reduce the height and bulk near this boundary so that it is not of an overbearing scale. The new roof form sits within the shading lines of the original house roof form so there should not be a marked difference to the amount of light available to the neighbouring property.

STREET SCENE

The side extension is relatively narrow and set back from the existing house. This narrow set back side extension will not have any impact on the street scene.

There are several chalet bungalow properties within Anderwood Drive that are built very close to or on the shared boundary so this proposed development would not be unusual within the street scene.

CONCLUSION

The proposed development seeks to form a sensitive design within the street scene, that has minimum impact on neighbour amenity and that creates a home that meets all the needs of a growing family.