

DESIGN and ACCESS STATEMENT

Proposed extension at Durnston, Carey's Cottages , Brockenhurst SO42 7TF
for Mr and Mrs M Bailey

The existing property is a modest, single-storey, structure with an internal floor area of 61.6sq.m and is therefore a 'small dwelling', subject to provisions of policy DP36 of the Local Plan. This policy restricts the extension or replacement of such dwellings to a maximum internal habitable floorspace of 100 square metres. The proposal as submitted provides the maximum floor area permitted under this policy.

In remodelling the dwelling, The applicant wishes to upgrade the existing external cavity walls by the application of insulated pigmented render to the external faces. Similarly the upper external tilehung studwork will far exceed the compliant level of insulation. Space and water heating will be provided by a dedicated air source heat pump and roof mounted solar panels. Electric Vehicle charge points will be positioned accessible from the hardstanding. The overall height of the proposed roof has been reduced by 600mm lower than pre-application drawing to address the case-officers comments.

Ian Hutchings
24.03.2022