

# Single Storey Orangery and Conversion / Extension to the Existing Garage

20 Alder Close  
Dibden Purlieu  
Hythe  
SO45 5SJ

## Design and Access Statement



January 2023

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### Appendix A – Pre-Application Submission

- 1.0 Introduction
- 1.1 Purpose and Scope of Statement

This document has been prepared to support a householder planning application submitted by the applicants for a single storey orangerie and conversion extension to the existing garage to create an open plan kitchen / diner, downstairs w/c and office space.

The purpose of this statement is to provide an overview of the prevailing site characteristics and the existing context, to describe the proposals for the site, and to assess these within the context of the current site, surrounding land uses and the physical environment.

Discussion has taken place with the Planning Officer regarding the design approach in the form of a pre-application submission, which was made on 17<sup>th</sup> November 2022 ref no. **ENQ/22/20421/EHH**.

The Pre-Application Response was received from the Case Officer on 20<sup>th</sup> December 2022. The feedback received effectively agreed that the design approach and strategy was acceptable in principle -

*“It is not considered the proposals could be pursued under permitted development rights; a full planning permission should be sought.*

*It is not considered that the proposal would be substantially harmful to the character and appearance of the property within the street scene.*

*An additional bedroom would result in a 4-bedroom property which in accordance with the Councils Parking Standards SPD (2022) requires a total of 3 parking spaces within the plot compared to 2.5 for a 3-bedroom unit.”*

It is noted that the Case Officer makes two points in respect to the design proposal which we have specifically addressed, namely –

1. A full planning application is required
2. Parking arrangements in accordance with the Councils standards

See fuller explanation under **item 4.0**

Further to the requirements of the Planning (applications for Planning Permission, regulations 2006), this submission also includes a design and access statement (this document) to demonstrate the design and access rationale for the scheme. The statement illustrates how the design process has considered and responded to the issues affecting the site and address the issues raised in the pre-application response.

- 1.2 Applicant

The applicant is:

Ms Shirley Jackson  
20 Alder Close  
Dibden Purlieu  
Hythe  
SO4 5SJ

- 2.0 Site History and Context

We note there is no planning history relating to the property.

Our client has owned the property for a number of years and is very committed to the local area and community. Our client is seeking to adapt and extend the property for their long-term future.

The dwelling current layout is adequate for the time being but requires an upgrade and additional space is needed to provide a new open plan kitchen / dining area with garden room orangerie. Additionally, our client requires an office / art studio space with a downstairs w/c.

Following discussions, it was agreed that the following design points should be incorporated within the final proposals –

- Single storey orangerie extension to the rear
- Conversion and extension of existing garage
- Ridge heights to be subservient to the main dwelling
- Additional office / studio space and new bathroom facilities to the ground floor
- Single storey orangerie extension to provide garden room / living area
- Retention of main trees and existing access arrangements

- 3.0 The Project

The project involves the provision of a single storey orangerie extension to the rear to create a garden room / living area. Existing internal spaces along with the conversion / extension of the existing garage will be reorganised to provide an open plan kitchen and dining space. The front of the garage will be extended to provide a much-needed separate office / art studio and a ground floor w/c.

20 Alder Close is a 3-bed semi-detached dwelling, with an attached single storey garage to the side. The property currently offers 1 no integral garage parking space with an additional space to in front of the garage.

We have taken due account the relationship to the side elevation of the adjacent property, no.6 Alder Close. Any proposals will ensure no overlooking or loss of privacy to this neighbour.

We have also taken into account potential impact on the rear garden to the adjacent property no.19 Alder Close. It was agreed any extensions considered would be at the furthest point away from the boundary to lessen the impact on the neighbouring property.

The proposals will not only provide much needed internal space but will also bring the entire property together as a whole.

#### 4.0 Design Statement

The brief was to bring forward a comprehensive design approach to the project which optimizes the use of the existing site.

We have done this through a combination of site analysis, consideration of the existing building and an appreciation of the three-dimensional form of the building and its impact on the adjacent properties.

The accompanying drawings set out our approach in detail with the following ten key design principles being integral to our strategy –

1. The proposal respects the form and configuration of the existing building
2. The proposed roof forms include a single storey orangery flat roof and the raising of the garage ridge to accommodate the proposed width. The existing pitch will be maintained.
3. The single storey garden room extension is carefully related to the external garden design to optimise the use of the amenity space.
4. The design avoids any loss of privacy to neighbours –no high-level windows proposed to ensure there is no loss of privacy
5. The orangery and works to the existing garage will be in keeping with the main house. Materials will include brickwork to match the existing house and large bi-fold doors to the orangery to truly benefit from the garden view.
6. Internally, the proposals include –
  - Removal of existing kitchen
  - Internal opening between main house and garage created
  - Extension of existing garage to the front elevation
  - Orangery structure to create new garden room / living area
  - New kitchen/dining area
  - Creation downstairs w/c
  - New office / art studio

#### 5.0 Access and Parking

The main concern raised by the Case Officer in the Pre-Application Response was in regard to the alteration of the existing car parking provision.

In response to these comments received, our client has decided not to include a 4<sup>th</sup> bedroom but to use the proposed additional space on the ground floor as a home office / art studio.

Notwithstanding any concerns regarding the loss of the garage parking

space for the property, a photographic parking survey has been undertaken (see accompanying drawing PL004) which demonstrates the ample availability of on-street parking throughout the day and night-time hours, which we believe is ample for any additional parking requirements which might result from the 3-bedroom dwelling.

There are some 6/7 standard sized parking spaces directly outside the property of which typically only 2 get used. The photographs include a weekend.

It was noted during the pre-app that any proposal to increase the hard standing to the front of the property would not be encouraged. The utilisation of the on-street capacity ensures no loss of hedging or planting to the front of the property that the Case Officer refers to in his report.

We believe that any additional parking requirements can be comfortably accommodated on-street within the immediate vicinity without causing any nuisance or congestion

#### 6.0 Conclusion

The proposals have been carefully considered in relation to the site, its context and to relevant policies to ensure that they are appropriate to this location.

These proposals will improve the overall balance and range of accommodation for our client. We believe they are sympathetic to the existing building and are not considered to result in the overdevelopment of the plot. All habitable rooms would retain and, in some cases, have improved light and outlook.

The design solution has been carefully developed out of respect for its context and the adjacent properties. We believe that the size, scale, and massing of the proposals are in keeping with the main house and are of similar nature to the local residential area.

A pre-application design process has been undertaken with the Local Authority Planning Officers. We believe we have responded positively and sufficiently to comments received and the proposals fulfill the aspirations held for the site and its surroundings.

We have undertaken all the necessary reports and studies: these have been co-ordinated within the main proposals.

In light of the above it is considered that the proposals have a sound base and fulfil a well-established need, and as such we would thoroughly recommend that the scheme be granted planning consent.