

Design and access statement to support an application for a first floor front extension and single-storey front extension at 23 Partridge Road, Dibden Purlieu, SO45 4LL

Prepared by Katie McIntyre MA MRTPI

KM Planning

February 2023

The application site lies within the built-up area of Hythe in an established residential area. The property is set back from the road at an elevated level, like the neighbouring dwellings, due to the ground level changes in Partridge Road. This application seeks consent for additions to the front of the property which would be similar to that of the neighbouring property number 19 Partridge Road.

The proposed changes would not extend past the current front building line of the property and would not impact upon the current driveway area. The first-floor addition would have a gable form however this would not be out character with the street scene. The Planning Authority have recently granted consent for a gabled addition to number 20 Partridge Road which has just been constructed and the additions would have the same appearance as the front gable to number 19. There are therefore other similar examples within the immediate street scene, and it is considered it would not detract from the character of the area. Furthermore, as the property is set back within its plot, the additions would not extend forward of the main building line and nor would it extend beyond the two-storey development of the adjacent dwelling number 21, ensuring the additions would not appear visually imposing or overbearing.

In terms of neighbour amenity, the orientation of the plots and single-storey nature of the development are such that there would be no impact upon loss of light to the neighbouring property number 21. Similarly, there is a reasonable gap between the host dwelling and the neighbouring property number 25 to ensure there would not be undue loss of outlook or light to their first-floor window.

In summary, for the above reasons the proposal would be in keeping with the locality and would not adversely impact upon the neighbouring properties amenities in accordance with Local Plan policy ENV3, the Hythe and Dibden Neighbourhood Plan, and the National Planning Policy Framework.