



DESIGN & ACCESS / PLANNING STATEMENT

**21 Beverley Road
Dibden Purlieu
Southampton
SO45 4HR**



Prepared by
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This statement accompanies the householder planning application for a single storey extension and associated internal and fenestration alterations and should be read in conjunction with plans numbered:

- BRO 2301 Existing Floor Plans
- BRO 2302 Existing Elevations
- BRO 2303 Proposed Floor Plans
- BRO 2304 Proposed Elevations
- BRO 2305 Block Plan
- BRO 2306 Location Plan

SITE

The application site is situated in Beverley Road, Dibden Purlieu which has a mix detached and semi-detached houses, bungalows, and chalet bungalows.

PLANNING HISTORY

Previous planning applications:

Date	Reference	Description
2006	06/88800	First floor rear extension
2020	20/11305	Single-storey side & rear extension; internal alterations; fenestration alterations

PROPOSED WORK

This is a reduced scheme following the grant of planning permission in 2020.

A single storey extension is proposed to the rear and side of the property, and this will become the new kitchen/diner. Internal alterations will form a downstairs WC and utility room. The existing garage will be removed.



Existing rear of 21 Beverley Road

EXTERNAL MATERIALS

- Extension Walls - Facing brick to match existing as near as possible
- Windows - UPVC to match existing as near as possible
- Bi-fold doors - Aluminium or UPVC
- Roof - Flat EPDM roof with roof lantern

EXISTING & PROPOSED PARKING PROVISION

The parking provisions will remain unchanged.

VEHICLE ACCESS

Vehicle access to the property will remain unchanged.

PEDESTRIAN ACCESS

Pedestrian access to the property will remain unchanged.

FLOOD RISK ASSESSMENT

The Environment Agency website has not identified the application site as being at risk from flooding.

DRAINAGE

All surface water will be discharged into a rainwater soakaway no less than 5 metres from any foundation.

Foul water will be discharged into the existing foul water drainage system.

LAND CONTAMINATION/LANDFILL

No evidence of contamination has been found or is suspected on this site.

DAYLIGHT/SUNLIGHT/PRIVACY ASSESSMENT

It is considered that the proposed extension will not have an impact on the daylight, sunlight and privacy enjoyed by the neighbouring properties.