



Leo Mulkerns Architects Ltd

Design & Access Statement

Project:

**Proposed Removal of a
Rear Conservatory and
the Erection of a Single
Storey Rear Extension**

at

**20 John Morgan Close
Hook**

Hants

RG27 9RP

Project Ref: 2309

November 2023

Contents

Page 2 Design and Access Statement

Page 4 Design/Planning Support Information

Page 5/6 Photographs

Design and Access Statement

The Proposal

This application is for the removal of the existing white timber framed double glazed conservatory and the erection of a new single storey rear extension. The extension is to be constructed in matching brickwork with a flat roof incorporating a white upvc double glazed lantern style skylight. New white upvc frame double glazed sliding/folding external doors are to be incorporated on the rear elevation and two matching sash style white upvc double glazed windows on the side (East) elevation. The existing door and side windows are to be removed to form an open-plan kitchen/dining room arrangement.

The new extension is designed to comply with the current permitted development guidelines for a detached dwelling.

Site Detail

The application site comprises of a two-storey detached dwelling located on an extended residential Cul-de-Sac. The site benefits from a front driveway for the provision of two car parking spaces and a single garage. There is a slight fall in the land from the front to the rear and from the south to the north.

The rear garden is mainly laid to lawn with mature shrubs and small trees with the front is predominantly a tarmac driveway and small area containing shrubs. The dwelling is of brick and tile construction with feature render to the front elevation.

Proposal

Rear Extension – The proposal is designed to meet the permitted development guidelines for a detached property with a single storey rear extension.

The proposal is to remove the existing white timber framed double glazed conservatory, including the dwarf walls and footings. The new single storey rear extension would extend 4.6m in width and be 3.94m in depth. This is to be located over the same footprint of the existing conservatory.

The roof would have maximum height of approximately 2.9m above ground level and an eaves height of 2.5m above dpc. The new flat roof is to incorporate a new double glazed lantern style skylight centrally over the garden room. A new sliding/folding double glazed door is to be incorporated on the rear elevation to bring in natural daylight and make best use of the views over the private rear garden.

Relevant Planning History

As far as can be ascertained, this property has had 2No. previous applications.

06/00687/FUL | Erection of a single storey rear extension with alteration of an existing conservatory structure at its abutment with the new extension – Granted 16/05/2006.

02/01265/FUL – Roof Alteration and Two New Windows – Granted 01/11/2002.

Impact on the character of the area/design

John Morgan Close is characterised by a small cul-de-sac estate road with branch cul-de-sacs off it. The adjacent houses follow the line of the road, resulting in a strong localised building line and positive frontages. The immediate dwellings within the street scene are all situated within modest sized plots. Parking is mostly within driveways and garages. The proposal is not visible from the front and therefore does not have any impact on the character of the area.

Impact on neighbouring amenities

The proposal is located on the rear which does affect the visual aspects of the front elevation and retains the visible gap between the dwellings.

Highways and Parking

The proposals will retain the total of four bedrooms and as there are no changes to the current parking, the existing arrangements will remain.

Conclusion

The proposal has been designed to meet the Permitted Development Requirements and to accommodate the needs of the occupants.

The proposal reflects the type of work carried out on several properties in the area which have had extensions of similar style. Therefore, the proposed development would be of an appropriate design, scale and form which is sympathetic to the area. The proposal would not result in any undue loss of privacy or cause any undue overlooking, overshadowing or loss of privacy to neighbouring properties.

Design/Planning Support Information

Biodiversity Survey and Report

Following a visual survey of the area concerned there appears to be no evidence of Bat colonisation and therefore at this stage a specialist Bat survey is deemed not applicable. There are no other wildlife habitats or features that will be affected.

Daylight/Sunlight Assessment

The proposal is single storey and located on the Northeast side of the dwelling. The site is surrounded with existing 1.8m high timber boundary fences and therefore any additional overshadowing will be minimal.

Foul Sewage and Utilities Assessment

There are no trade wastes from the proposal and the below ground drainage will connect to the existing sewer.

Landscape Details

The existing garden area will be landscaped to include for a new level patio area at the rear.

Parking Provision

The existing tarmac driveway is to remain un-altered which will retain a minimum of three car parking spaces on site.

Tree Survey/Arboriculture Implications

The trees on site are small and are shown on drawing 2309/01. The trees are not within falling distance of the proposed extension.



Rear View



Rear View



Rear View



Rear View



Side View of Conservatory



Rear/Side View