



PLANNING / DESIGN & ACCESS STATEMENT

**46 Dale Road
Hythe
Southampton
SO45 5DQ**



Prepared by
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This statement accompanies the Householder planning permission application and should be read in conjunction with plans numbered:

- UTT 2301 Existing Floor Plans
- UTT 2302 Existing Elevations
- UTT 2303 Proposed Floor Plans
- UTT 2304 Proposed Elevations
- UTT 2305 Block Plan

SITE

The property is a detached bungalow, which was constructed in the 1960s and has not undergone any extensions or significant alterations since its initial construction.

Dale Road, in its original development, consisted of bungalows. However, over the years, the neighbourhood has evolved, with numerous planning applications being approved for property alterations and extensions. Many of the surrounding properties have undergone substantial modifications, including loft conversions and lower ground extensions as shown in the photographs below:



58 Dale Road



50 Dale Road



59 Dale Road



66 & 68 Dale Road



Dale Road street view numbers 53-61

PLANNING HISTORY

No planning history has been found in relation to this site.

PROPOSED WORK

Extensions & roof alterations including dormers to form new lower ground and first floors; fenestration alterations.

DESIGN

The proposal encompasses several key elements aimed at improving the property's functionality and aligning it with the residents' needs, without sacrificing the overall aesthetic and character of the surrounding area. These elements include:

Extensions and Roof Alterations: The project involves expanding the width of the property and modifying the roof structure to accommodate new lower ground and first floors.

Dormer Additions: Dormers will be added to the front and rear elevations.

PROPOSED EXTERNAL MATERIALS

- Walls - Brick & Cladding
- Roof - Tiles
- Windows & Doors - UPVC & Aluminium

EXISTING & PROPOSED PARKING PROVISION

The existing parking provision will be extended to provide parking for 3 vehicles.

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

Surface water will be discharged into a 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.

CONCLUSION

In light of the evolving character of the neighbourhood and the prevalence of extensions and alterations in the vicinity, this proposal will be in keeping with the overall character of Dale Raod and will adhere to the relevant planning policies and guidelines.