



Design and access statement

Single storey side additions, porch & rear dormer

**The Beeches
North Road
Dibden Purlieu
SO45 4PE**

December 2023

Introduction

This design and access statement is prepared in support of the planning application for the extension and alterations at The Beeches, North Road.

The proposal is for single storey side extensions, a porch and an enlarged rear dormer.

Design

The Beeches is a large two storey dwelling with painted brickwork façade and a tiles roof. To the rear are several flat roof single storey additions and a flat roof detached double garage.

The design of the proposals is in keeping with the existing dwelling with external materials to match. Gables to the front of both side extensions match the main gables to the house and are a sympathetic addition to the property.

The rear gable will be of a similar design to the existing.

The porch is similar in style with a gable to the front to match the existing gables.

Layout

The main two storey element of the property is located centrally to the plot. The single storey additions extend out close to the side boundaries however the pitched roofs are sloping way from the boundary's fences.

The rear dormer extension brings the existing smaller dormer in line with the larger adjacent dormer. The new window will be obscure glazed to match the existing.

The external landscaping and parking areas remain unaffected.

Mass

With any extension the mass of a property will increase. The side extensions being single storey are not considered to be out of context or overly dominant against the existing property or the street.

The existing flat roof garage will be demolished.

Access

Access to the property is unaffected by the works.

Access into the property will be in accordance with current Building Regulation requirements.