

Design and Access Statement

Job No. 8249

January 2024



APPLICATION FOR SINGLE STOREY EXTENSION, CREATING A LINK TO AND CONVERTING EXISTING GARAGE

Green Gables, 3 Kennett Close, Romsey, SO51 5PR

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Genesis Design
STUDIO



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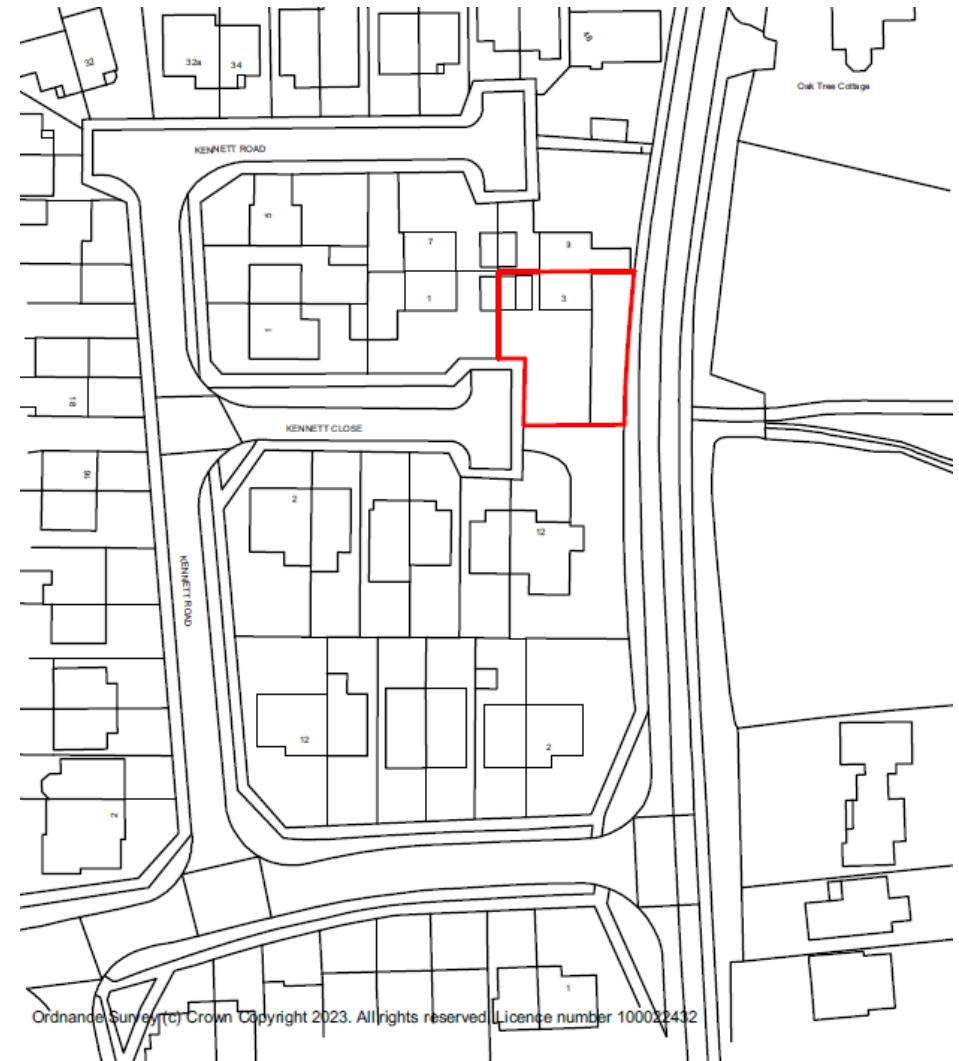
Background

Location

Green Gables is a semi-detached dwelling at the end of a cul-de-sac.

The driveway and garden are located at the front of the house.

The dwelling can also be viewed from Halterworth Lane.



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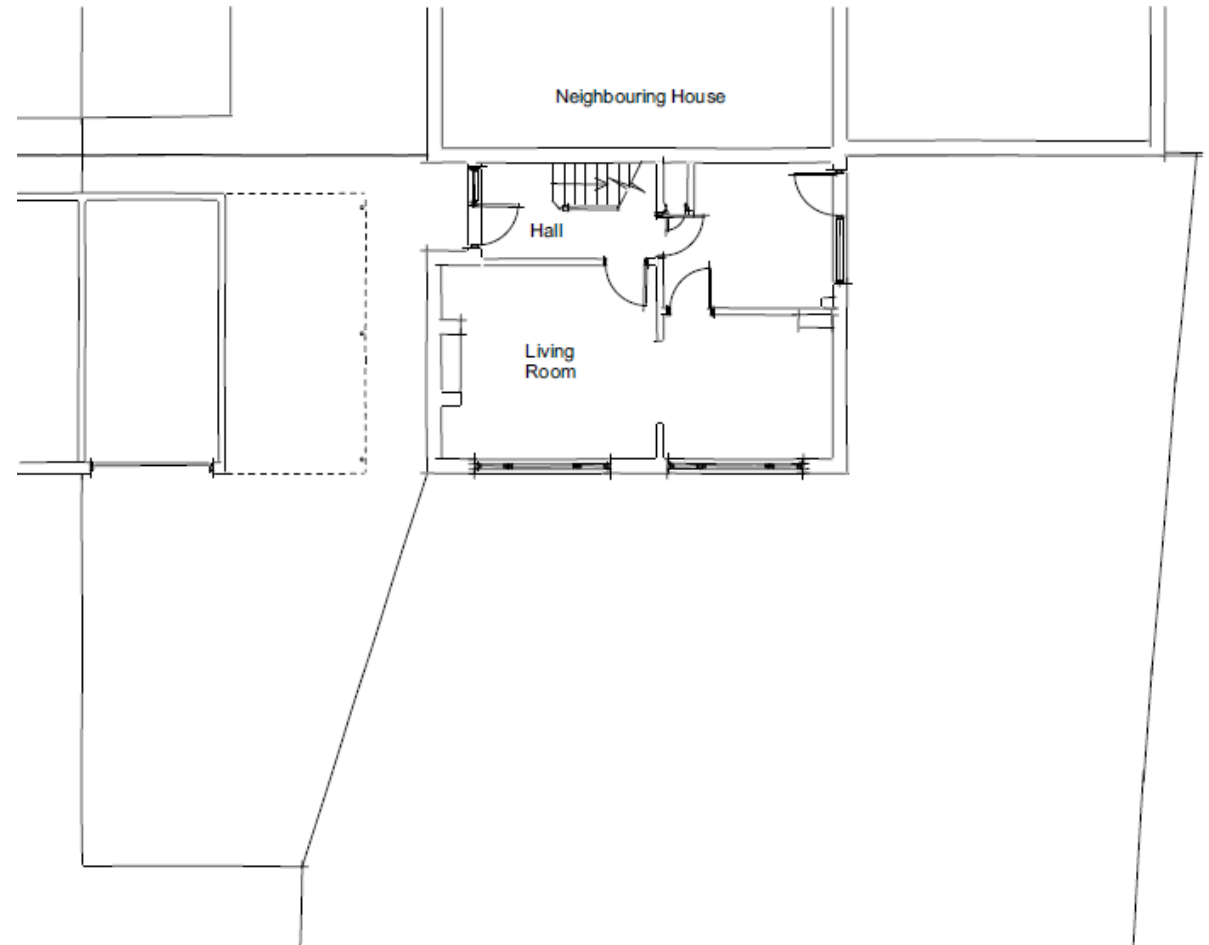
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Existing

Green Gables has not been altered from its original layout.

The mix of materials for the property consists of brickwork and green render with a green hung tile that gives the property its name.



Existing Ground Floor



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Previous Planning Application

There has previously been a planning application for this property for a 2 storey side extension, ref no 21/03286/FULLS.

Outcome

The outcome of this planning application was a refusal raising an issue with the size and scale of the proposed extension which fails to complement or integrate into the existing character of the neighbourhood.

The 2 storey design previously proposed was also refused as it would impact the neighbours by being in close proximity to their first floor windows.

Design Response

The proposed design submitted at this time is a single storey with a converted garage and a new link formed to the main dwelling.

This proposal seeks to overcome the previous reasons for refusal while still creating a usable and habitable space.



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Pre-Application Advice

There has previously been a pre-application for this property for single storey extension, creating a link to and converting existing garage, ref no 23/03154/PREAPS.

Outcome

The advice of this pre application was overall positive. It was determined that the converted garage roof would need to be raised however a parapet roof was deemed unacceptable.

Design Response

The proposed design submitted at this time has removed the parapet roof to the converted garage resulting in one continuous roof level to the western extension.

This proposal seeks to overcome the previous negative comments while still creating a usable and habitable space.



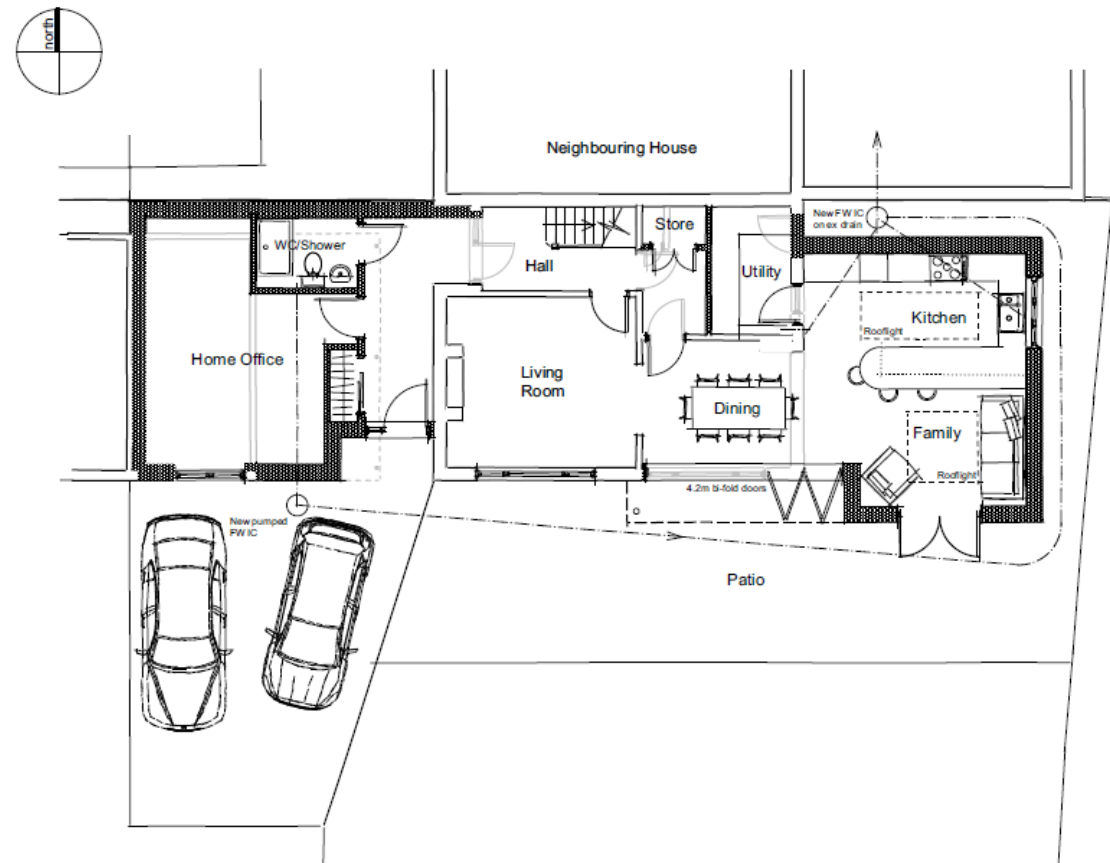
Design Proposals

In principle, the design seeks to create a single storey extension and convert the garage with a new link formed to the dwelling to form a suitable habitable space.

It is proposed to extend to the east side of the dwelling to create an open plan Living/Kitchen/Dining. This will also include some internal alterations to allow for a new utility room and storage space.

The garage is proposed to be converted to a home office and shower room. A new entrance will also be formed in the link between the converted garage and the main dwelling.

The single storey link from the converted garage to the main dwelling will also keep impact to the neighbouring property to a minimum and not be overbearing/dominant.



Proposed Ground Floor Plan



Design Proposals

By keeping the extension single storey, this avoids any impact on the neighbouring first floor windows.

It is proposed to render the extension with an off-white colour along with painting the existing render to match. This is more in keeping with the surrounding area.

All proposed windows will match the existing as to keep in character with the surrounding area.

To create adequate headroom in the converted garage, the flat roof will be slightly raised.

It is proposed to build the entrance extension up to the boundary line to the north in line with the existing fence. The existing car port and garage roof currently project above the existing fence line. The new extension will be slightly taller than the existing fence and roof of the car port. Despite this, it is not considered that the extension has any detrimental impact upon the neighbouring property, particularly as it has no impact on any private garden areas or windows to habitable rooms.



View to the North



View to the North-West



View to the North-East

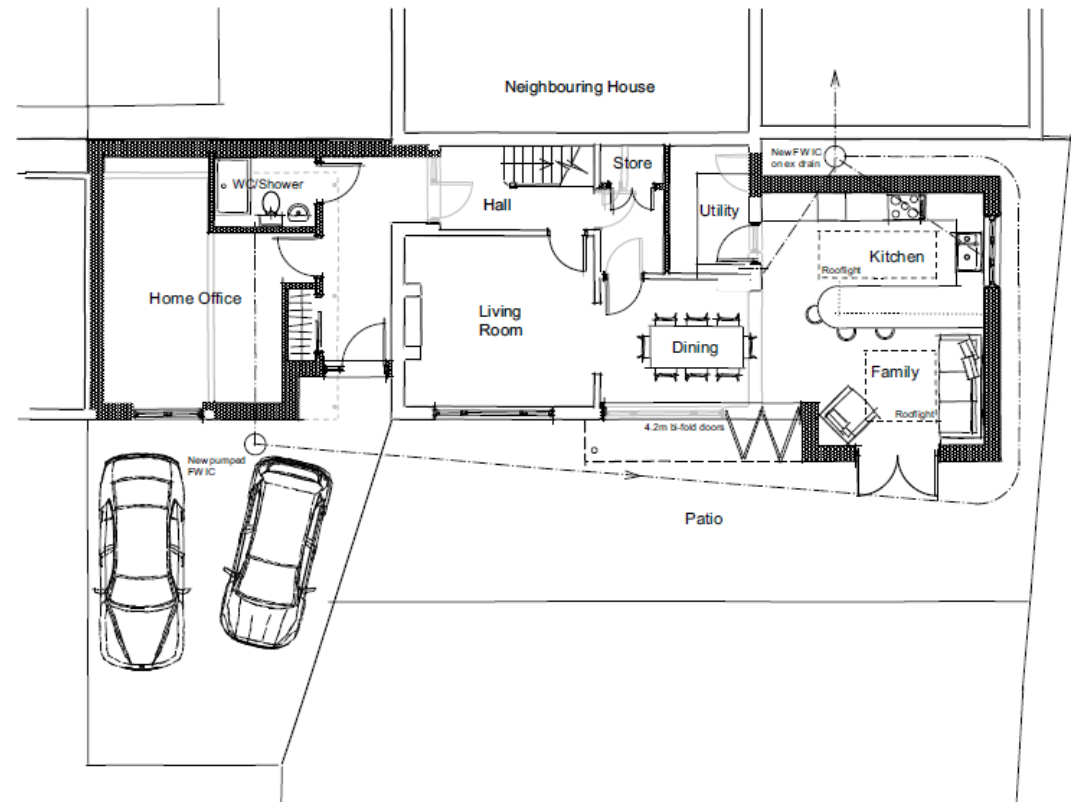


View to the South from property to the North



Parking

The parking requirement for a 3 bedroom dwelling is 2 space as shown on the plans.



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Summary

Trees

There are no trees affected by this proposal.

Access

Access as existing. There is no intention to alter this arrangement.

Biodiversity

A TVBC Biodiversity checklist and report has been submitted with this application.

Vehicle Parking

TVBC car parking standard require minimum of 2 car parking space. This is provided as shown on site plans.

Design

This proposal is considered in keeping with the existing building and surrounding area.

Drainage

Surface water and foul drainage will be connected into existing systems on site.

Flood Zone

The access to the site is located within flood zone 1 and therefore is not at risk of flooding.

