



## **PLANNING / DESIGN & ACCESS STATEMENT**

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



Prepared by  
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This statement accompanies the re-submission of Householder planning permission application following the withdrawal of application number 23/11148 in January 2024. This should be read in conjunction with plans numbered:

- UTT 2401 Existing Floor Plans
- UTT 2402 Existing Elevations
- UTT 2403 Proposed Floor Plans
- UTT 2404 Proposed Elevations
- UTT 2405 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 (Google Earth)**



**50 Dale Road (Google Earth)**

## **PLANNING HISTORY**

November 2023 – Planning application reference 23/11148 withdrawn.

## **PROPOSED WORK**

Extensions & roof alterations including dormers to accommodate new first floor and lower ground integral garage; fenestration alterations; parking.

## **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 and depth of the property and modifying the roof structure to accommodate a new first floor. Dormers will be added to both sides to allow adequate headroom for the stairs, bathroom and two en-suites.

The height of the property between damp proof course and the ridge will be 6.5 metres.

Integral garage: The existing void beneath the property will be extended to accommodate an integral garage.

## **PROPOSED EXTERNAL MATERIALS**

- Walls - Brick with render to front and rear gables
- Dormers - 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 Road and will adhere to the relevant planning policies and guidelines.