



Design Statement

Address: 2 The Green, Liss, Hampshire, GU33 7AP

Description: Erection of single storey side extension and internal tweaks to allow for accessible accommodation

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1.0 INTRODUCTION

1.1 This statement has been prepared in support of a householder planning application for the erection of a single storey side extension to create an accessible bedroom and shower room on the ground floor.

1.2 The purpose of this statement is to illustrate the key factors that have influenced the design of the proposals and to demonstrate how it complies with the South Downs National Park policies and supplementary planning documents.

1.3 The design statement structure follows the guidance and headings as set out within the "*design and access statements – how to write, read and use them*" by the Commission of Architecture and the Built Environment (CABE).

1.4 This statement should be read with the drawings prepared by Birch Wood Design and all other supporting documentation submitted herewith.

2.0 PLANNING HISTORY

2.1 SDNP/14/00501/HOUS| Replacement of existing 3.65m x 2.44m garden shed with a 5.3m x 4.2m wooden cabin

3.0 DESIGN AND ACCESS STATEMENT

Use

3.1 The site has an C3 residential land use, and the proposal looks to retain this use.

Amount

3.2 In accordance with the South Downs Local Plan, Policy SD31 Extensions to existing dwelling (TAN), stage 2 assessing against the policy criteria an approximate 30% increase would be deemed acceptable based on the property as it stood on the 18th December 2002.

3.3 Having undertaken a detailed survey the existing GIA is 83.8m².

3.4 The proposal will look to provide additional floor space equating to 112.2m² GIA which is a 33.2% increase over the original dwelling as of 18th December 2002.

3.5 We realise that with the addition of a log cabin previously given permission in 2014 this would take our area over 35% increase which is against the policy. We believe that we have

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exceptional circumstances to allow this additional increase.

3.6 One of the owners of the house unfortunately had an accident which has impaired his mobility greatly. He is currently in a rehab location and won't be allowed home until there is adequate space and provisions for him to live safely at home.

3.7 The aim of the extension is to create a ground floor bedroom and shower room for him to access with a wheelchair.

Layout

3.8 The property is currently a 3 bedroom semi-detached home situated in a corner plot off Station Road in Liss. The property has off road parking along with an allocated garage in a block.

3.9 The proposal looks to create a new ground floor accessible bedroom and shower room and also to open up the kitchen/dining area to make it easier to be accessed by a wheelchair.

Access

3.10 The access of The Green will remain as is.

Scale

3.11 The proposal is not overly bulking in design or mass. It is only single storey as that is all that is required to get the accessible space.

Appearance

3.12 The materials that we are proposing will match as closely as possible to those already on site.

Landscape Led

3.13 As clearly highlighted by the South Downs National Park, a landscape led approach is a must with all proposals requiring to respect it's surrounding. We are looking to extend on the side of the property and not the rear as the side area is wasted at the moment. It is a bit of a dumping ground and get minimal natural light.

4.0 CLIENT STATEMENT

4.1 'To date Jes has been making great progress in his rehabilitation and I can only hope that he continues doing so. However, it can't be ruled out that he will be a wheelchair user in the future and bearing this in mind, I consider the recommended adaptations to the existing house as short-term rather than long-term solutions, especially as they require assistance in every step regarding the accessibility of the upstairs (bathroom, bedroom and office) as well as

limited storage/manoeuvring space for several wheelchairs (every-day, shower chair..) if required.

Three years ago, we chose to make Liss our home with friends and family on the 'doorstep', a lively and friendly community and the wonderful countryside surroundings. The importance of these conditions contributing to our happiness became even more apparent since Jes' accident. Hence, we were looking at options that would allow us to continue living in our house to grow old.

The proposed plan of the extension would make this possible allowing Jes to move around freely and independently on the ground floor with access to all facilities, the garden and his workshop.

The prospect of this makes me very happy and the sooner we will hear about the outcome of the application the better as Jes' provisional discharge date is the 30th May.'

5.0 CONCLUSION

5.1 This application has been prepared having regard to the policies as set by the South Downs National Park and respects the specific characteristics of the site and the surrounding area.

5.2 The proposal will allow the owner to return home safely rather than remain in a rehab clinic. The proposal is not excessive in size of bulk, it is simply what is needed to allow easier living at home for a wheelchair user.