

Proposed Extensions and Alterations

Tudor Lodge, 9 Langstone Rd, Havant, PO9 1RA

Design & Access Statement



Project Location	– Tudor Lodge, 9 Langstone Rd, Havant, PO9 1RA
Client	– Mr M Dennington
Date	– Sept 2024
Revision	– A

Introduction

This Design & Access Statement has been prepared by PMG Ltd on behalf of Mr M Dennington to accompany a planning application with Havant Borough Council for extensions and alterations at Tudor Lodge, 9 Langstone Road, Langstone, Havant.

The statement aims to show that the proposed design will create an attractive and high-quality design, which responds well to the surroundings, does not impact upon any neighbours and satisfied the relevant planning policy.

Existing Site

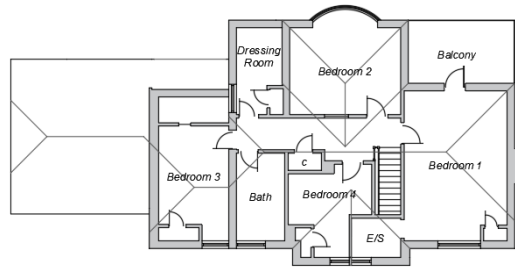
The existing large detached property sits on a sizable corner plot with Langstone Road to the west of the site and Woodbury Avenue to the north. The two-storey house has a plain tiled pitched roof and a range of facing materials to the external walls; including facing bricks, painted bricks, tile hanging and Tudor cladding with rendered infill panels. The property has a projecting central gable feature to the façade which is supported on corbelled brick piers. The facade eaves level to the main roof is set at a lower level to the rear eaves and creates flat roof dormer windows to the frontage. To the east of the property is a single storey attached garage with a pitched roof – it is understood that a previous planning approval granted consent to build over this garage. To the rear of the property is an external balcony overlooking the rear garden/boundary. The existing property has an unbalanced and unsymmetrical appearance

The ground floor of the property has an internal floor area of 122.7m², and the first floor has an internal floor area of 94.7m². The plot has an approx area of 752m². The site is generally level.

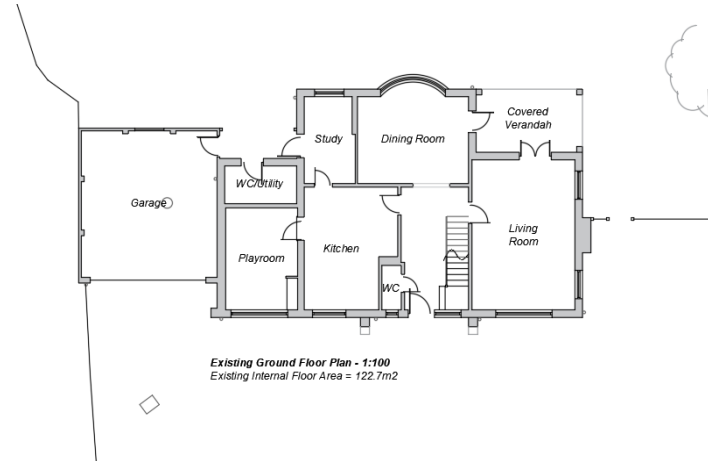
The properties rear garden (to the east of the property) measures approximately 7.5m in depth. The eastern boundary of the site (shared with No. 2A Woodbury Avenue) is lined with mature vegetation which provides good screening to this boundary. The existing first floor balcony to the property, together with the large bay window to bedroom 2 face this eastern boundary. The property sits some 4.9m from the southern boundary, with the main body of the neighbouring property set a further 10.3m beyond the boundary. The neighbouring properties driveway and garage abut the southern boundary to the site. To the west of the property is a sizable front garden and driveway/parking area. The western boundary (lining Langstone Road) is well screened with mature vegetation which limits views of the property. Along this western boundary, and positioned some 16m from the property/extensions, is a lime tree (TPO ref 1406)

The property is sited within a built-up area and within the urban development area. The immediate neighbourhood, alongside Langstone Rd, is characterised by larger detached properties, including the recent development pictured below.





Existing First Floor Plan - 1:100
Existing Internal Floor Area = 94.7m²



Existing Ground Floor Plan - 1:100
Existing Internal Floor Area = 122.7m²



Existing Front Elevation - 1:100



Existing Side Elevation - 1:100



Existing Rear Elevation - 1:100



Existing Side Elevation - 1:100



Lime Tree
TPO - 1406

Neighbours Garage
and Driveway

Tudor Lodge
9 Langstone Rd

Balcony and Rear
Window Overlooking
Boundary

Eastern Boundary with Mature Vegetation
– No 2a Woodbury currently being
extended to rear



Pre-Application Consultations

A pre-application planning enquiry (ref GEN/24/00481, dated 8th May 2024) for a marginally smaller extension scheme was considered by the planners to be supportable.

The pre-application consultation response stated:

At full planning application stage, the following criteria would be assessed:

- (i) Appropriateness of design and impact on the character of the area*
- (ii) Effect on neighbouring properties*
- (iii) Parking matters*
- (iv) Tree protection measures*
- (v) Community Infrastructure Levy*

(i) Appropriateness of design and impact on the character of the area

No details have been provided in relation to the materials to be used on the proposed works. It is recommended that the materials are of similar appearance to the main dwellinghouse in order to provide continuity. This would be assessed in more detail at formal planning application stage.

The proposed two storey side extension would be visible from the street scene. It would be slightly offset from the front of the property and set lower than the existing ridge. This is considered to comply with the Havant Borough Design Guide SPD with regards to side extensions. As such the proposed side extension is deemed to be an acceptable addition, appearing subservient to the property.

Whilst some of the proposed works to the rear would be visible from some public vantage points, they are not considered to have an adverse impact on the character of the area.

(ii) Effect on neighbouring properties

The proposed works to the front of the property are not considered to have an adverse impact on any of the residential properties' opposite.

On the south side facing No.11 Langstone Road the proposed two storey side extension would extend out towards No.11's side boundary. It would have a separation distance from the shared boundary of approximately 1 metre. Due to its separation distance of approximately 7 metres from the side wall of No.11's garage and the space in between being their driveway, the proposed two storey side extension is not considered to have an adverse impact on the neighbouring occupiers in terms of loss outlook, loss of light or be overbearing. It is also worth noting there would be no side windows facing out onto No.11 thus not causing any form of overlooking.

To the rear there would be additional views created at first floor level. Bedroom 3 at first floor would be increased in depth with a new rear window being constructed. This window would face out onto the front driveway and side wall of No.2a Woodbury Avenue. As such it is not considered to cause harmful overlooking. The existing balcony would be replaced by a first floor extension to be used as a bedroom with a window facing out towards the rear garden of No.2a. As the existing balcony is already in place, the proposed first floor extension is not considered to create a new form of overlooking, therefore deemed acceptable. In terms of the proposed two storey side extension this would introduce a new form of outlook/overlooking not currently established. The proposed floor plans have labelled the first-floor area as an en-suite and bedroom space. It is recommended the en-suite is placed to the rear with the first floor rear window being obscurely glazed and non-opening below 1.7 metres finished floor level. This would reduce any forms of harmful overlooking into the private amenity space of No.2a. Please note these thoughts are from a desk-based assessment and are subject to a site visit which could give rise to issues currently unforeseen. This would include a visit to all neighbouring properties effected.

(iii) Parking matters

The proposed works would increase the number of bedrooms by 1 therefore 3 car parking

spaces would need to be provided on site in order to comply with the criteria set out within the Havant Borough Parking Standards SPD Table 4a. A car parking plan would need be provided at formal planning application stage showing sufficient car parking spaces on site within the standard size requirements (2.4 width, 4.8 depth). It is noted there is considered to be sufficient car parking spaces on site to accord with the parking standards.

(iv) Tree protection measures

There is a TPO Tree to the front of the property (Tillia Platyphylos). A Tree Protection Plan would need to be provided at formal planning application stage showing how the tree and the surrounding ground would be protected. There must be a construction exclusion zone (CEZ) where the builders are not allowed to park/store kit/mix cement etc unless the ground is property protected.

(v) Community Infrastructure Levy

If the proposed works would increase the internal floor area by 100sqms you will need to submit CIL Forms.

Summary

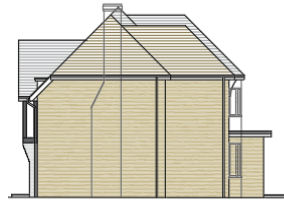
Overall, I am of the opinion it is worthily of applying for planning permission if the materials proposed are satisfactory, the first floor rear window within the proposed two storey side extension is obscurely glazed and fixed shut below 1.7 metres finished floor level and details are provided showing the TPO tree and surrounding ground would not be harmful impacted by the proposed works. As previously mentioned these thoughts are subject to a site visit and any consultee comments received at formal planning application stage.

Proposals

Consent is sought to provide two storey side and rear extensions, single storey rear extensions, single storey front extension to the garage, together with alterations to the fenestration and roofs.



Proposed Front Elevation - 1:100



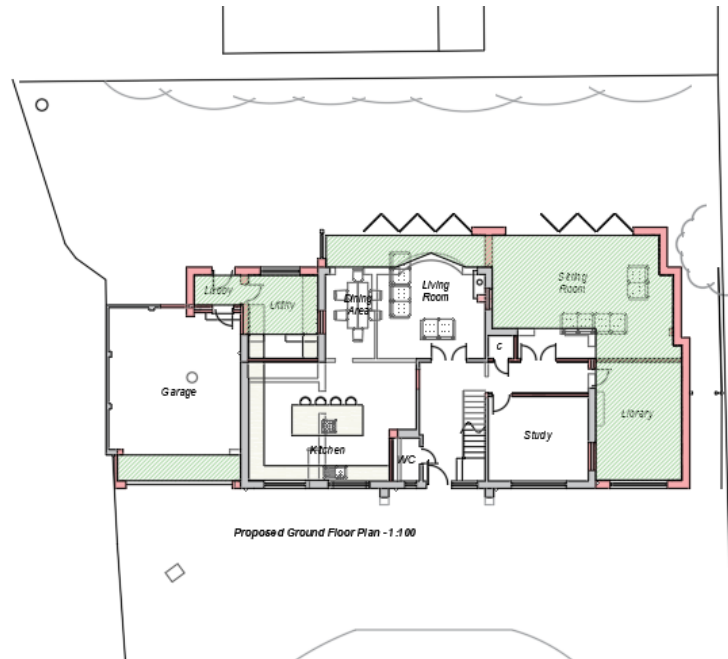
Proposed Side Elevation - 1:100



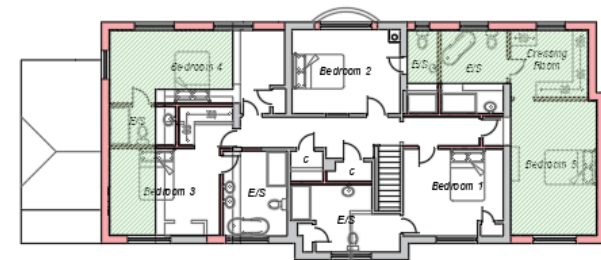
Proposed Rear Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed Ground Floor Plan - 1:100



Proposed First Floor Plan - 1:100

The proposals include:

- a two-storey side extension to the southern elevation which wraps around the rear of the property.
- A small single storey rear extension.
- A two storey/first floor side extension to the north elevation.
- A small front extension to the existing garage.
- Alterations to the external elevations (including alterations to the roof forms and alterations to the fenestration).

The proposed design complements the existing architectural style of the property and seeks to improve the appearance of the façade by achieving a more symmetrical design. The roofs to the extensions provide a lower ridge level in order to achieve a subservient appearance and to comply with the Havant Borough Council Design Guide SPD. The existing eaves levels have been mirrored and the dormer windows arrangements to the façade has been replicated. The window styles to the façade have been altered to achieve a consistent theme for the fenestration.

The two-storey extension to the south elevation is set over a metre from the boundary. The neighbouring property is set over 11m from the proposed extension, with the neighbour's driveway and garage abutting the boundary. The side elevation of this south extension has been designed with a range of steps in the wall line to enhance the character of the extension and reduce the visual mass of the wall. The extension will form a habitable room at ground floor level and an en-suite master bedroom at first floor level. There will be no windows to the side elevation facing the southern boundary. The rear portion of this extension will replace the existing balcony, thus removing this sensitive overlooking feature. The windows to the rear elevation (serving the en-suites and dressing room will be obscure glazed.

A two storey/first floor extension is proposed to the northern aspect of the house in order to enhance the appearance of the property by achieving symmetry to the façade. This extension does not project towards any neighbouring properties. The extension complements the existing architectural style of the property and achieves a subservient roof design. The dormer features are replicated in this extension. The new first floor windows to this extension serve habitable rooms and as such will be clear glazed opening windows, but the windows do not overlook any private rear gardens.

A small front extension is proposed to the existing garage to allow the first-floor portion of the north elevation to be constructed. The side elevation wall to this garage extension has been set in from the boundary. The existing garage roof will be reconstructed and whilst the ridge level of the garage roof will be raised the garage roof will remain a single storey structure with a notable step down from the first-floor roof structure.

The existing semi circular two storey bay window will be removed from the rear elevation. At first floor level a traditional flat fronted window will be installed. At ground floor level a small single storey flat roof extension will be constructed.

The proposed external materials will match those in the existing property.

The proposals will be in keeping with the character of the area and will complement the streetscene. The proposed extension to the southern aspect of the property removes the existing first floor rear balcony and provides rooms served by obscure glazed windows. The windows to the northern aspect extension face towards the frontage of 2A Woodbury Avenue which is open to the public realm. The proximity of the extensions to the neighbouring properties, coupled with the arrangement/orientation of the properties, will ensure that the increased built form will not have any impact on the neighbours, both in terms of a lack of privacy or overbearing structures.

The property will retain its sizable driveway and parking area, together with the double garage. Car parking will be available for well in excess of the minimum three cars required by the parking standards.

The site is not located within a Flood Plain

There is a protected lime tree positioned on the western boundary (alongside the public highway) but this tree is a good distance from the proposed building works. A tree protection method statement accompanies the planning application

Conclusion

The proposed extensions will complement the existing streetscene and will mirror the scale, bulk and character of other properties in the neighbourhood. The proposals will create an attractive family dwellinghouse which reflects the architectural style of the original building. The proposed design will not cause any harm to neighbouring properties, but will create a high-quality family home which will contribute to the quality of the properties in the area.