

Design and Access Statement

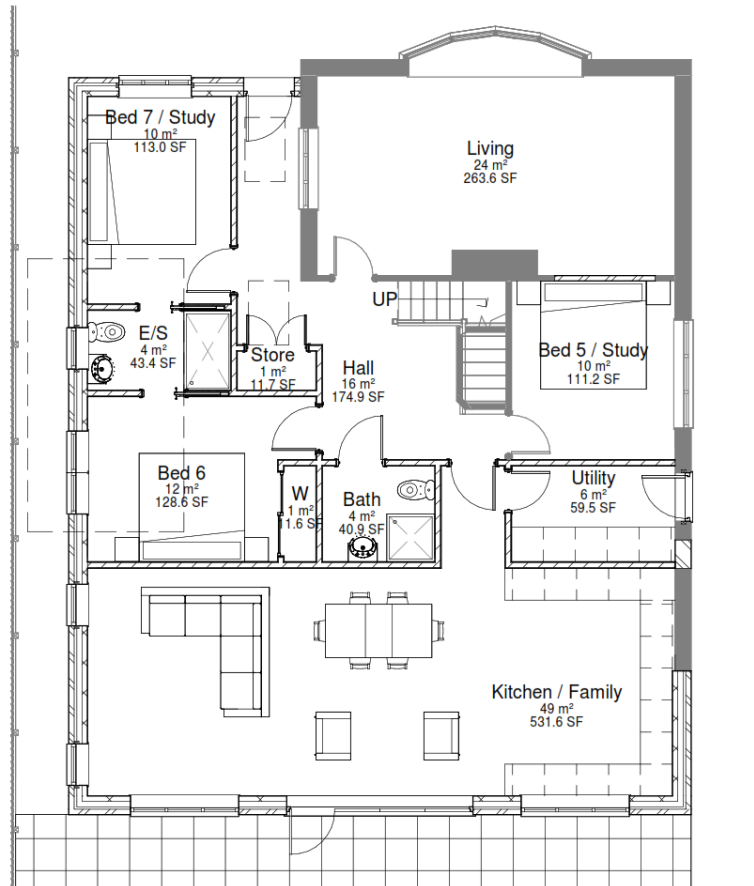
28 Cavendish Drive, WATERLOOVILLE, PO7 7PJ

Residential Development – Rear and side Extension, Roof Geometry Alteration, internal alterations.

August 2024 - Submission

Introduction and Design Proposal

This Design and Access Statement has been prepared on behalf of our client in support for a planning application for the proposed residential development comprising of single storey rear and side extension, roof geometry change and internal alterations located at 28 Cavendish Drive, WATERLOOVILLE, PO7 7PJ.



Pre-App

As part of the design development process, we have submitted Two design options for pre-application discussion. However, we would like feedback on design options and materials.

Design changes that affect all design options:

- Replace all windows with UPVC glazing and a coloured exterior frame.
- The ridge height has remained the same on all design options.

Option A Summary of changes:

- Single storey rear extension 3m deep internally x the full width of the existing house.
- Internal alterations at ground and first floor level.
- 3 additional dormers installed over side extension for additional daylight.

Option B Summary of changes:

- Single storey rear extension 3m deep internally x the full width of the existing house.
- First floor rear extension 3m deep internally.
- Internal alterations at ground and first floor level.
- 3 additional dormers installed over side extension for additional daylight.

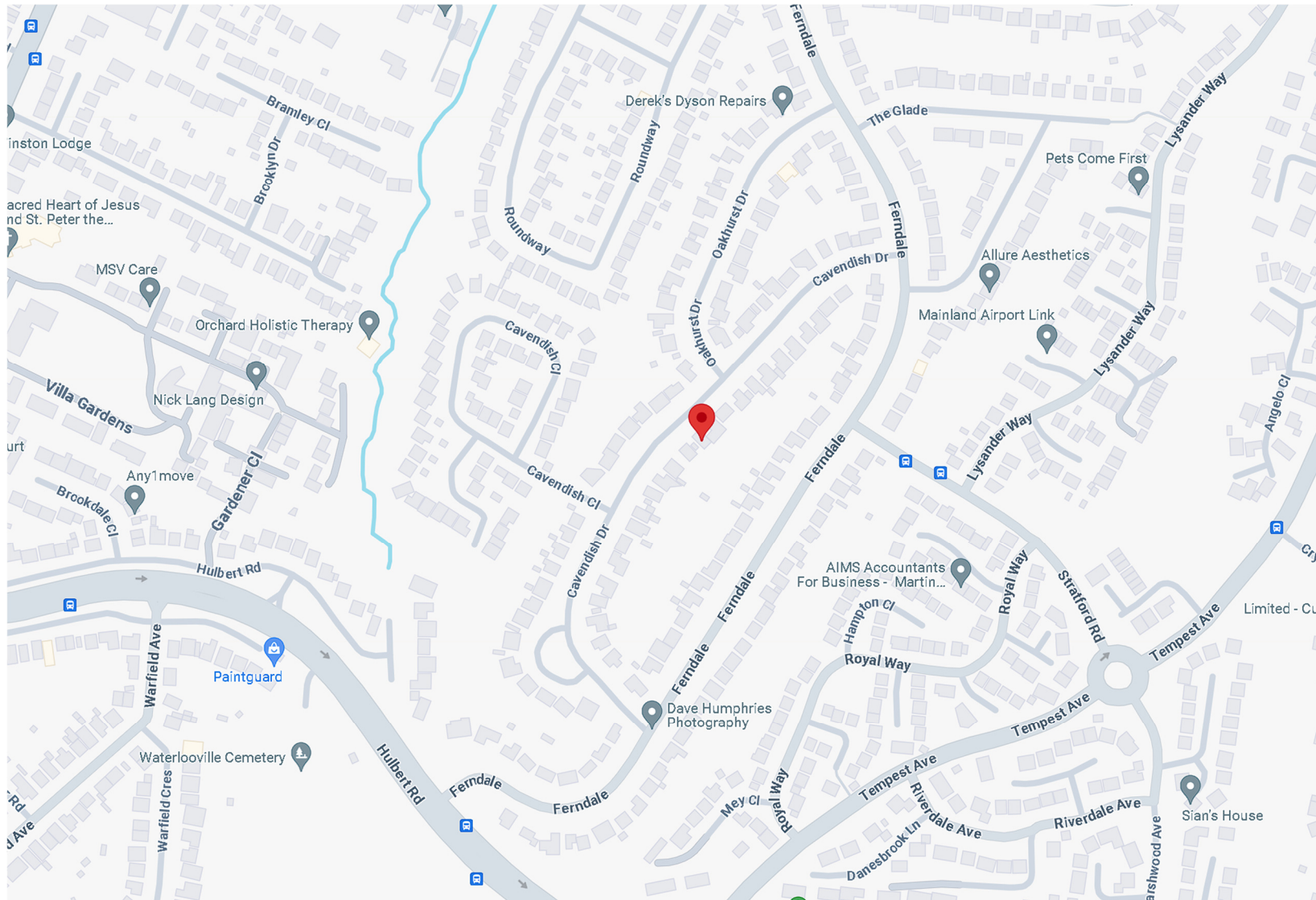
Pre-App Response

As part of the design development process, we have received pre-app response.

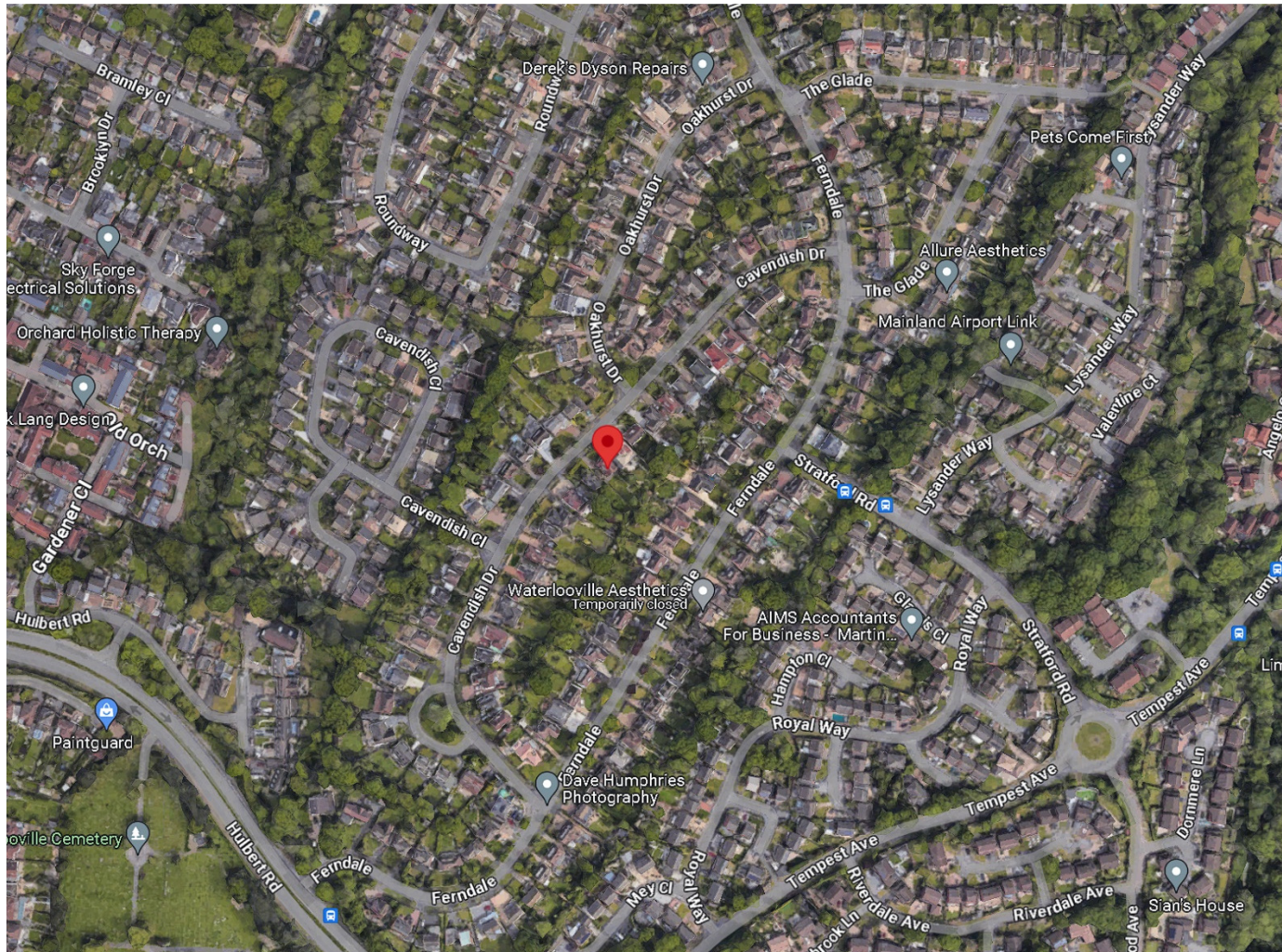
We have now added additional information to clarify the following:

1. 3 required parking spaces have been shown on the site plan.
2. The dormers have been left within the design but a site cross section showing separating distance and angle of daylight has been provided on the GA.
3. Materials have been as recommended.
4. Option A has been submitted.
5. A tree report has been provided.

Location



Location



Location



Precedent Elevations



Precedent Elevations



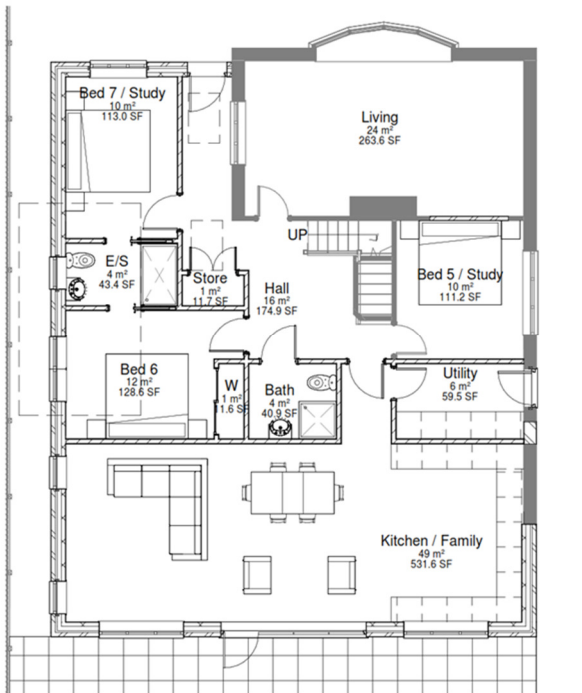
Precedent Elevations



Precedent Elevations

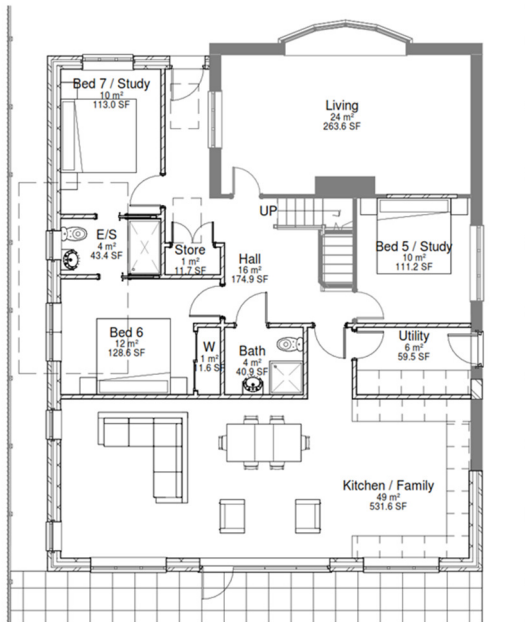


Key Constraints



- Existing outdated detached property.
- Plot boundaries are fixed and only ways of obtaining additional space is towards the rear garden or upwards.
- Internal dwelling alterations cannot provide more living accommodation without extension.

Key Opportunities



- The rear garden can provide additional space accommodation for residents due to existing long length.
- The property is in poor condition and need of refurbishment.
- Better accommodation and space for the residents
- The new dwelling pallet of materials will be sympathetic to already constructed properties and improve the existing street scene.
- The streetscene frontage will be sympathetic and be in keeping with existing neighbouring developments.
- The importance of the front view will be embraced and turned into a feature for the property.

Previous Planning History

Cavendish Drive has already been subject to a number of extensions and developments within the last few recent years.

Extension of existing garage for use as an annexe. 34 Cavendish Drive, Waterlooville, PO7 7PL Ref. No: APP/23/00919 Received: Thu 26 Oct 2023 Validated: Thu 26 Oct 2023 Status: Decided	Rear extension increasing accommodation at first floor, including Juliette balcony to rear and sl... 17 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/21/01196 Received: Mon 18 Oct 2021 Validated: Thu 11 Nov 2021 Status: Decided	Crown reduce 2No. Oak trees (T1 and T2) by 4m subject to TPO 1492. 33 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/14/00342 Received: Wed 26 Mar 2014 Validated: Thu 03 Apr 2014 Status: Decided
Application for Lawful Development Certificate relating to proposed single storey rear extension ... 23 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/23/00676 Received: Thu 03 Aug 2023 Validated: Thu 03 Aug 2023 Status: Decided	1 No: Oak Tree (T1) Reduce crown height by 4m to leave a height of approx 21m and reduce spread b... 29 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/20/00473 Received: Tue 16 Jun 2020 Validated: Mon 22 Jun 2020 Status: Decided	Fell 3No. Oaks within Group Order 1 of TPO 1639, to the rear of No. 4 Hermitage Gardens. 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/01160 Received: Wed 07 Nov 2012 Validated: Wed 07 Nov 2012 Status: Decided
Single storey side extension. 11 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/23/00671 Received: Tue 01 Aug 2023 Validated: Tue 01 Aug 2023 Status: Decided	Proposed single storey rear extension with balcony over, two storey side extension with addition ... 18 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/19/00902 Received: Mon 16 Sep 2019 Validated: Mon 16 Sep 2019 Status: Decided	Fell 1No. Oak within Group Order 1 of TPO 1639 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/01161 Received: Wed 07 Nov 2012 Validated: Wed 07 Nov 2012 Status: Decided
Fell twin stemmed Oak (T1). Subject to TPO 1639. 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/23/00429 Received: Mon 15 May 2023 Validated: Mon 15 May 2023 Status: Decided	Fell 4No. Oaks. Subject to TPO 1639. 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/18/00372 Received: Tue 03 Apr 2018 Validated: Tue 03 Apr 2018 Status: Decided	Fell 1No. Oak within Group Order 1 of TPO 1639. 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/00438 Received: Mon 23 Apr 2012 Validated: Thu 17 May 2012 Status: Unknown
Proposed single storey rear extension and extension to existing dormer. 59 Cavendish Drive, Waterlooville, PO7 7PL Ref. No: APP/23/00396 Received: Tue 02 May 2023 Validated: Tue 02 May 2023 Status: Decided	Single storey side and rear extension to existing dwelling. 24 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/17/01147 Received: Wed 25 Oct 2017 Validated: Thu 02 Nov 2017 Status: Decided	Fell 1No. Oak tree within Group Order 1 of TPO 1639, to the rear of No. 4 Hermitage Gardens. 21 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/00229 Received: Thu 01 Mar 2012 Validated: Thu 01 Mar 2012 Status: Decided
T1 Oak – Reduce crown height and spread by 2 metres, leaving crown height of 15 metres and crown ... 33 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/23/00093 Received: Tue 07 Feb 2023 Validated: Tue 07 Feb 2023 Status: Decided	2 storey side and single storey rear extension with flue to existing dwelling. 24 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/17/00606 Received: Thu 17 Aug 2017 Validated: Tue 29 Aug 2017 Status: Unknown	Crown reduce 2No. Oak trees by 4m and reshape, both trees within Group Order 1 of TPO 1268. 29 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/00218 Received: Mon 27 Feb 2012 Validated: Mon 27 Feb 2012 Status: Decided
Proposed single storey rear extension, with proposed first floor front extension over existing gr... 31 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/22/00449 Received: Fri 20 May 2022 Validated: Mon 06 Jun 2022 Status: Decided	Reduce height and sides 1No. Oak (T1) by 2m back to previous pruning points and reduce height 2No... 33 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/17/00208 Received: Fri 24 Feb 2017 Validated: Fri 24 Feb 2017 Status: Decided	First floor extension to front, including side dormer. 6 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/12/00139 Received: Mon 06 Feb 2012 Validated: Wed 21 Mar 2012 Status: Decided
Variation of condition nos 2 and 4 of planning permission APP/21/01196 relating to amendments req... 17 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/22/00234 Received: Thu 24 Mar 2022 Validated: Thu 24 Mar 2022 Status: Decided	Fell 1No. Oak tree within GI subject to TPO 1268. 29 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/16/00407 Received: Tue 19 Apr 2016 Validated: Tue 19 Apr 2016 Status: Unknown	Crown reduction of 20% back to where previously cut and crown thin by 10% 2No. Oak trees subject ... 33 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/10/00333 Received: Tue 29 Jun 2010 Validated: Tue 29 Jun 2010 Status: Decided
Single storey rear extension. 12 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: APP/21/01289 Received: Sat 11 Dec 2021 Validated: Mon 20 Dec 2021 Status: Decided	Installation of a root barrier affecting roots of trees within GI of TPO 1639, located within cur... 4 Hermitage Gardens, Waterlooville PO7 7PR Ref. No: APP/15/00695 Received: Tue 23 Jun 2015 Validated: Tue 23 Jun 2015 Status: Decided	Erection of conservatory to the rear of property. 35 Cavendish Drive, Waterlooville, PO7 7PJ Ref. No: 09/73859/000 Received: Thu 18 Jun 2009 Validated: Wed 24 Jun 2009 Status: Decided

Reviewing the planning history, it's clear to see that a multitude of properties which serve on Cavendish Drive have been renewed, converted and upgraded to suit new requirements. We believe our design is following the same principals and approved design criteria that has been approved by the list of properties above.

Proposed Materials

The materials selected for the walls have been carefully selected for longevity, reducing the impact to the environment of the complete structure needing to be replaced due to poorly selected materials that are not tolerant to many seasons of weathering. The following will be provided:

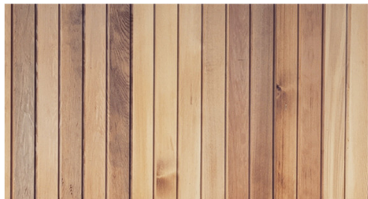
- Face brickwork to match existing.
- Roof tiles to match existing.
- UPVC windows
- UPVC doors
- Single Ply or 3 Layer Felt flat roof waterproof membrane or similar.

Doors and windows will be of a construction that offers a high level of thermal efficiency, with double glazing and meet Building Regulation requirements.

Highly energy efficient LED lighting will be used throughout the outbuilding reducing the overall consumption of power dedicated to lighting by approximately 80%.

As part of the material process we would welcome the planning authorities views on the following materials:

Cedar Wood Cladding



Larch Wood Cladding



Dark / Black Stained Timber Cladding.



Feather edge, tongue and groove or open gap timber positioning.

Conclusion & Planning Policy

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (para 10). The NPPF actively encourages new residential development in sustainable locations and encourages schemes that offer innovative architectural styles and can promote local distinctiveness. Section 5 of the NPPF sets out how LPA's should significantly boost the supply of housing.

The NPPF details how LPA's should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable communities. Section 12 of the Framework encourages good design through the planning system. This ought to be achieved by incorporating the following factors which are addressed in respect of the proposal:

- Optimising the potential of the site;
- Responding to local character without stifling innovation, originality or initiative; and
- Being visually attractive as a result of good architecture and appropriate landscaping taking opportunities available for improving the character and quality of an area.

By using materials to match existing we feel the new rear and side extension, internal alterations, roof adjustments provide a well needed living accommodation are in keeping with the existing style and the neighbouring extensions. The property benefits from its off road parking at the rear and front vegetation. This helps reduce the impact of off road parking. The existing street scene will be improved by the alterations with the choice of materials been selected to allow the dormer to blend with the existing roof.

The improvements to this property will benefit the existing residents and provide a better quality of living.

Therefore, we commend these proposals to you.