

HOUSEHOLDER APPLICATION FOR EXTENSION TO FRONT ELEVATION 5 OAKHUST DRIVE, WATERLOOVILLE, PO7 7PN

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 25th April 2023

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a homeowner application to extend the above property by providing a single storey extension across part of the front elevation creating an access route to the integral garage, and the conversion of this garage to form an additional habitable room.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application site is a chalet style bungalow set within a road of similar proportioned chalet bungalows. The dwelling is constructed of rendered brick with a hung tiled roof. The estate was constructed during the early 1960's with many dwellings being renovated to modern standards. This property has been extensively modernised and has made use of the permitted development rights to construct a single storey full width rear extension within the last five years. The front garden is hard landscaped allowing at least three cars to be adequately parked while the rear garden is laid to lawn.

- 2.2 The front boundary treatment consists of approximately 0.8m high brick walling. 2.3 The site is not within a Conservation Area, SSSI, etc. The building is not Listed and there are no Article 4 restrictions on this property.
- 2.3 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will create a larger single dwelling more suitable to the requirements of modern living.
- 3.2 Considerations to be made against
National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Local Plan (Core Strategy) March 2011 CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014 AL1 (Presumption in Favour of Sustainable Development)
- 3.3 There is no planning history for this site.

4.0 PRE-APPLICATION ADVICE

- 4.1 No Pre-Application advice has been sought by the applicant.

5.0 DESIGN STATEMENT

- 5.1 The current dwelling has been extensively modernised but retained the integral garage as an attached store. The garage is too small to cater for a modern car and will be better used as a habitable space.
- 5.2 Due to the internal layout of the dwelling the preferred access point into a converted garage would be through the space currently occupied by the cloakroom/wc. This provides direct access from the hallway rather than from another habitable room but causes the loss of a toilet facility on the ground floor.
- 5.3 These proposals are to replicate the “lost” cloakroom further forward of the building line and increase the size of the adjacent garage. The new roof profile will also provide a sheltered porch over the main entrance.
- 5.4 Although this proposal brings forward the building line closer to the adopted highway the projected line up the road is not uniform and to the south the road curves bringing the line sweeping forward with this dwelling set at an angle as the road curves.
- 5.5 The moving forward of the building line is by 1000mm and when judged against the projected line to the north and south does not create a noticeable blimp in the curve.
- 5.6 The garage conversion will incorporate a window mirroring that on the existing front elevation.
- 5.7 Had the applicant wished not to extend past the front building line then the proposals would have been suitable for a permitted development conversion of a garage to habitable room.
- 5.8 The extension is of standard cavity wall construction with a shallow pitched roof of matching tiles (Marley Modern smooth tiles can be fitted down to a minimum of 17.5 degrees).
- 5.9 The application site is located within a well-defined urban area, therefore the development should be considered as acceptable in principle subject to development management criteria. The proposals are modest in proportion to the dwelling and are in keeping with the aesthetic of the surroundings. The development would not result in an adverse impact on the visual amenity of the locality.

- 5.10 Materials chosen for the proposal will closely match those of the existing house.

6.0 ACCESS STATEMENT

- 6.1 The primary access to the dwelling will remain through the existing front door, however with the introduction of extending the new roof over this area a protective porch can be incorporated.
- 6.2 Secondary access via the rear garden will be maintained.
- 6.3 The extending of part of the front elevation by 1m will not affect the capacity or manoeuvring of parked vehicles on the front drive.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders. There are other significant trees within the curtilage of the site, but these are along the rear boundary.
- 7.2 As the locality is a largely developed there is unlikely to be any impact on the ecology of the area caused by this development.

8.0 HERITAGE STATEMENT

- 8.1 The building and its location are not deemed significant regarding any heritage assets.

9.0 REFUSE COLLECTION

- 9.1 Storage of bins will remain and are not materially affected by these proposals.