

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with external alterations including chimney stack

At

126 Sutton Road
Waterlooville
PO8 8PT

For

Mr & Mrs A Hardingham

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

15th April 2021



1 LOCATION

The site is located to the eastern side of Sutton Road and is a detached house with an integral garage. It benefits from a large driveway with off road car parking for a number of vehicles and a spacious rear garden.

The house is of masonry construction, facing brickwork elevations, hipped concrete interlocking tiled roof and a flat roofed rear extension. The property has been in the ownership of our clients since the late 1990's.

This area is predominately residential, with many detached, semi-detached dwellings, most of which have been extended and refurbished over recent years.

2 SITE USE

This detached house is occupied as a family dwelling. There are four bedrooms, living area, kitchen, family bathroom, integral garage and a flat roofed rear extension which is mostly used for dining purposes.

3 PLANNING HISTORY

We have conducted a search on your planning website and have found the following planning history:

- Two storey side extension, approved on 05.08.99 Ref: 99/64134, works now completed.

We understand from our clients this proposal has been subject of a pre-application enquiry, ref: GEN/20/00707 dated 24.09.20 which concluded a planning application will be required and the works could not be constructed under Permitted Development Legislation.

4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a very low risk of surface water, rivers and sea of less than 0.1%.

5 PROPOSALS

Our clients wish to create an extended kitchen / garden room space to enjoy their attractive rear garden. The current kitchen is rather small for the overall size of the house. It is therefore intended to enlarge the current flat roofed rear extension to the property's full width. This in turn with removal of sections of the external cavity walls will enable the kitchen to be extended into the rear addition to create a rather pleasant open plan feel to the rear of the dwelling.

The living area has an old gas fire which has passed the end of its useful life. Our clients intend to provide a new masonry chimney stack to enable the possibility of burning solid fuel. It will be located central to this room with a new hearth.

6 DESIGN

The proposed single storey rear extension will be approx. 3.0m wide x 3.4m depth which will 'infill' this corner of the house. This extension will marry into the current flat roofed projection and will provide a full width projection to the back of the house. Accommodation to include a relocated / enlarged kitchen with garden room complete with bi-folding doors to access the garden. Sections of the cavity wall will be removed to create an open plan space which will create a modern living environment. A potential island will be included within the design all subject to final client detail.

The proposal will have a flat roof to marry into the current flat roof. To increase natural light into the plan a glazed roof lantern will be introduced to create a very pleasing space.

A masonry chimney stack will be provided to the north east elevation with tile haunching where the stack tapers, all subject to final details.

The materials for these proposals will match the existing in all respects. These will include facing brickwork elevations, white pvc-u door / roof lantern, single ply flat roofed system. The external patio will be adjusted to accommodate the enlarged proposals.

7 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme will include three off road car spaces as per Local Authority requirements. (4-bedroom unit)

8 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours. In and around this location there has been much refurbishment / enlarging of similar properties. This design will not be out of keeping with the existing house and will enable the rear projection to be extended to its full width. These proposals will enable this property to be enlarged and modernised for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.