

Design and Access Statement

PROPOSED FIRST FLOOR ALTERATIONS, REAR EXTENSION

AND REPLACEMENT GARAGE

AT

18 SPRING VALE,

WATERLOOVILLE, PO8 9DA



Prepared for: Havant Borough Council

Prepared by: Gina Design

September 2020

Proposal number: 10338

PROPOSED WORKS IN BRIEF

The proposal is to nominally raise the eaves and ridge of the existing dwelling to improve the first floor accommodation, add a single storey rear extension to enhance the kitchen and living area and to replace the existing prefabricated concrete garage with a purpose-built garage and store to match the proposed extension.

SITE LOCATION AND HISTORY

Located to the southern side of Spring Vale in an urban setting within the Council's settlement boundary, No.18 is a detached chalet bungalow with a single garage,

The property is bounded by low brick and decorative concrete block walls, timber fencing and mature hedges of varying heights giving visual screening to the adjoining properties.

The site measures 0.064 ha (0.15 acres) and is not in a conservation area nor an area of scientific importance. No tree or groups of trees on site or nearby are registered as protected.

Previous Planning Approval: - Ref No: - 17695/2 For Proposed Rooms within the roof space dated Oct 1974.



In June 2020 Gina Design (the Agents) made a pre-app enquiry with preliminary drawings to the planning department requesting comments on the proposal. The reply (GEN/2020/00365) from Miss D. Donophy indicated that in principle, nominally raising the ridge would still respect the style of the existing building. She continued, as it does not project much further beyond No 20 the proposed rear single storey extension would not significantly impact on the neighbours and the replacement garage is judged not to be a contentious issue.

PROPOSAL

The first element of the proposal is to improve the first floor accommodation by raising the eaves and the ridge by 850mm. The dormer window to the south of the building is to be removed and replaced with velux style windows to improve the roof line. A new dormer is proposed to the north roof slope reduced in scale than that existing to facilitate two ensuite bathrooms. The windows to these rooms would have obscured glass.

In addition, an existing conservatory is to be demolished and a 5m single storey extension and canopy added to the rear of the dwelling. This would substantially improve the kitchen/dining and living accommodation.



Illustrations of the proposed extension

The front elevation of the dwelling is to be restyled, replacing the old windows with new classical designs, and adding horizontal cladding as a feature will considerably enhance the front elevation to the road.

The existing side porch is to be removed and a new front entrance canopy added to improve the general appearance of the house, becoming not only a focal point for the dwelling but also improving the access to the property.

The existing prefabricated concrete garage is to be removed and a new garage with storage to the rear is proposed, designed in keeping with the newly modelled dwelling.

MATERIALS

- | | |
|----------------------------|--|
| Walls – | Cladding (off white) exact colour and material to be agreed |
| Doors and Windows – | Painted timber windows |
| Roof – | Slate tiles to main dwelling and single membrane roof covering to new garage |

Samples can be provided for all materials for approval if required

CAR PARKING

Both existing vehicular and pedestrian access points will be retained as will the drives. There is a reduction in bedroom numbers from 5 to 4 and Planning Officer Donophy advised a parking plan is not required.

TREES

No hedging or trees will be affected by the proposals.

JUSTIFICATION AND RATIONALE

The proposal would substantially help create a more sensible and spacious living space for the occupants of the dwelling.

The proposal does not conflict with the general pattern of the surrounding area.

The proposal will not have a detrimental impact on the adjoining properties.

Externally the proposed works considerably improve the appearance of the main dwelling.

CONCLUSION

The design and scale of the sensitively designed proposal will complement the existing building and surrounding area and will substantially enhance the internal space.
