

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear and side extensions, part conversion of garage into habitable accommodation to form granny annexe

At

14 Billett Avenue
Waterlooville
PO7 7SZ

For

Mr & Mrs S McGeechan

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ



On

31st March 2021

1 LOCATION

The site is located to the southern side of Billett Avenue and is a large 5-bedroom detached dwelling with attached garage. It benefits from a driveway, a large front garden with off road car parking for a number of vehicles. It has the benefit of a large rear garden mostly laid to lawn, screened with boundary fencing, trees and hedging.

The two-storey house is of masonry construction, facing brickwork / rendered plinth to lower elevations complimented with rendered upper elevations, plain tiled roofing, and flat roofed section. Externally the property has the benefit of an extensive patio / garden planting creating a very attractive appearance. We understand this site has various TPO tree listings all of which are a considerable distance from the house.

This area is residential, with many large detached houses, most of which have been extended and refurbished over recent years. We have previously been involved with our clients at this property back in 2011.

The property is in close proximity to Waterlooville town centre, adjacent A3M, bus transport with links to the surrounding area.

2 SITE USE

This detached dwelling is occupied as a family dwelling. Our clients, as per many others, have been working from home during the COVID pandemic. The house is finished to a high standard with all building operations completed from the previous extension works.

The attached garage, the rear section of which is utilised as a store area / gym space. There is additional storage space within its roof structure.

3 PLANNING HISTORY

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

- Demolition of existing 'lean to' extension and construction of single storey side extension. New front entrance porch. Ref: APP/11/00888 granted consent on 1st June 2011

There have been other 3 other TPO applications during 2014 – 2019.

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 carry out the following works:

- A single storey flat roofed rear extension to the utility room. This will create an enlarged utility / larder area which will compensate for the loss of storage space due to the granny annexe proposals described below. A shower room will complete this section of the works.
- A single storey pitched roof side extension and part conversion of garage to form a granny annexe for Mrs McGeechan's mother who has been recently widowed.

This space will allow independent living but will have the benefit of utilising all the house facilities in association with her family. It is intended the annexe will be linked to the house via the garage. It will not benefit from its own pedestrian entrance off the front driveway and will not be sub-divided from the main house.

6 DESIGN

SINGLE STOREY REAR EXTENSION

The proposed single storey rear extension will be approx. 1.95m in depth. This addition will extend the full width of the property at this point. Accommodation to include an enlarged utility room, larder and shower space.

Sections of the cavity wall will be removed as detailed. The proposal will have a flat roof to match / marry into the existing flat roof. A small section of a lean to pitched roof will be removed to allow a comprehensive flat roofed solution to the rear of the house. Rendering sections on the gable wall to be made good as required. Although not planning matters the drainage will be relocated outside of the internal space as noted.

External materials to match the existing in all respects, that is rendered plinth, facing brickwork upper sections, white pvc-u window / door units.

SINGLE STOREY SIDE EXTENSION / PART CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION TO FORM GRANNY ANNEXE

The proposed single storey side extension will be 10.238m long x 4.181m wide, this together with part conversion of the garage will allow the formation of a one-bedroom self-contained annexe for Mrs McGeechan's mother. The annexe accommodation will include a kitchen, (within the current garage) living room and ensuite bedroom.

The existing close boarded timber boundary fence between 12 / 14 Billett Avenue will be removed and will not be re-erected. Owing to the Bay Tree (T1) to the neighbouring 12 Billett Avenue and the angle of the boundary fence the proposed side extension will be stepped 430mm. This will compensate for the difference in boundary angle and allow more protection to the tree roots of the Bay Tree (T1). These matters are addressed with the accompanying Arboricultural Report and Method Statement produced by Johnston Tree Consultancy.

Externally, the natural sloping ground allows the stepping down of the proposed pitched roof, which will be lower than the current height of the garage, this together with a hipped roof solution greatly reduces the impact / bulkiness to the adjacent 12 Billett Avenue. The eaves height for the proposals is also at a corresponding lower level than the garage. We can confirm our clients have discussed the scheme in detail with the owner at 12 Billett Avenue Mrs Sam Jeffery.

The materials for these proposals will match the existing in all respects. These will include facing brickwork to the upper elevations, rendered plinth, white pvc-u window/door units. The roof will be plain roof tiling all to match the main house.

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 development and improvement / extension of properties.

This design will not be out of keeping with the locality and will enable a granny annexe to be provided for an elderly relative. This in turn will enable a safe living environment to be created within the confines of a loving family.

The Bay Tree (T1) to 12, Billett Avenue will be protected as per the Arboricultural Survey / Method Statement as produced by Johnston Tree Consultancy.

We respectfully request Havant Borough Council to support these proposals.