

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension with roof accommodation and flat roofed dormers, conversion of integral double garage into habitable accommodation with external alterations, hip to gable enlargement with raised roof and replacement dormers.
Revision to planning reference: APP/20/00301

At

Rosebud Cottage
Stakes Hill Road
Waterlooville
PO7 5UB

For

Mr & Mrs S Brewer

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

28th October 2020



1 LOCATION

Rosebud Cottage is located to the eastern side of Stakes Hill Road in Waterloo. This location is mostly residential with a mixture of detached chalet bungalows, two storey semi-detached dwellings and bungalows within the close vicinity of both Oaklands Catholic School to the north and Crookhorn College to the south.

The property consists of three bedrooms within the roof space, two of the bedrooms have limited headroom / floor area due to the roof configuration, ground floor includes kitchen with linked utility room, living, dining / bedroom 4 and integral double garage. There is a large driveway with off road parking for a number of vehicles with direct access onto Stakes Hill Road.

It has the advantage of a large secluded south-easterly garden, mostly laid to lawn with rising ground levels, mature trees and shrubbery. Crookhorn College playing fields are to the rear of the site.

The property is single storey, pitched roof with dormer windows providing accommodation (chalet style). Dormers are similarly pitched to the main elevations apart from a large flat roofed dormer facing the rear garden, see photograph below.



External elevations are white rendered walls with exposed timber framing for 'mock Tudor' effect to the main elevations facing Stakes Hill Road, dark stained pvc windows and doors with lead light details, vertical tiled gable ends and dormer

cheeks. The dormers include horizontal timber cladding to the face elevations.

2 PLANNING HISTORY

This proposal has been subject to a recent planning refusal, reference: APP/20/00301 dated 7th September 2020. There was one reason for refusal as follows:

‘The cumulative effect of the proposed additional side gable with flat roof dormer and flat roof infill, would lead to a bulky roof design. Given the siting, level difference and orientation this would result in an excessive building bulk adjacent to Wyngar, creating a dominant sense of enclosure with loss of sky scape, detrimental to the visual outlook, light available to and amenities of the occupiers of this property. The proposal is therefore contrary to the adopted Borough Design Guide SPD, 2011, policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy E1 of the emerging Havant Borough Local Plan 2036 Pre-Submission Draft and the National Planning Policy Framework.’

3 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the following;

Rivers and the sea/surface water flooding – very low risk of flooding less than 0.1% at this area.

4 SITE USE

This property is a 3/4-bedroom dwelling, chalet bungalow style with an integral double garage. There is direct access onto Stakes Hill Road with the off-road car parking for a number of vehicles. The total internal floor area of the property, including the integral double garage, is 196m².

The site area is 1,202m² (using ordnance location plan) This is 0.12 hectare or 0.3 acre.

5 THE PROPOSALS

We have been in discussion with your Ms T Pickup, Senior Planning Officer, concerning a revised design which would overcome the reason for refusal. The main concern was the impact on the adjacent property to the north known as ‘Wyngar’. The refused scheme, due to its side gable and flat roofed rear extension would cause excessive building bulk which would be detrimental to the occupiers of this property.

We have subsequently revised the rear extension design by omitting the gable end / amending the roof design. The flue installation on the south elevation has been omitted.

Due to the reduced headroom / floor area to the bedrooms / bathroom to the front projecting element of the property we have increased the height of this section of the roof and have a hip to gable enlargement. This is a new additional element to the scheme.

Our clients wish to refurbish and extend the current property to suit their growing family. The scheme includes the conversion of the existing double garage into habitable accommodation and a proposed single storey rear extension with an additional bedroom within the roof space. The revised proposals are as follows:

Conversion of double garage into habitable accommodation

Remove the existing garage door and replace with bespoke window/infill with masonry as required. Upgrade internal fabric with dry lining/insulation/raising of floor level to create a double bedroom with ensuite/dressing area. Floor levels to be continuous with the existing.

NB We understand this work can usually be carried out under Permitted Development but have included this just in case there are planning restrictions.

Proposed single storey rear extension with roof accommodation.

Construct a single storey rear extension, dimensions 9,750mm width x 5,840mm depth, with a hipped roof design to reduce its bulkiness. Accommodation to provide at ground level a games room and garden room spaces. Sections of the original external cavity walls to be removed to allow access into the existing dwelling. First floor level to include one additional bedroom within the roof space. (Reduction of one bedroom from the previous refused scheme) Internal rearrangement to allow access from existing first floor level.

Floor space for the additional bedroom to be supplemented by the insertion of a crown roofed dormer facing the rear garden. Additionally, a link dormer will be constructed into the existing roof construction.

External alterations

Additional window to be added into the existing rear living room to the north east elevation. Alterations to the elevations where garage door omitted/window added as described previously.

6 DESIGN

We entered discussions with your Ms T Pickup, Senior Planning Officer, to establish the principle for a revised design which would overcome the reason for refusal. It soon became apparent that the omission of the gable end to the rear extension and replacement with a hipped roof design would reduce the impact on 'Wyngar' significantly. To enable any roof accommodation to be formed the insertion of a crown roof would permit one bedroom to be established. (a reduction of one bedroom from the refused scheme).

Inconjunction with this the front projecting roof of the property would be increased in height along with a hip to gable enlargement. This will allow increased headroom / floor area to the two small bedrooms and bathroom to this section of the dwelling. We can confirm this can be constructed by adjusting the eaves position by omitting the small section of flat roof on the north east elevation. The dormer windows to this elevation will be rebuilt owing to this entire section of roof being removed.

Sketch designs for both these elements were submitted to Ms T Pickup which received a favourable response, see email dated 30th September 2020.

Our main priority is to create a suitable architectural solution which will complement the vernacular style of the existing chalet bungalow and to overcome the reason for refusal. The response from Ms T Pickup implies we have addressed the previous concerns to be able to submit a fresh application.

Elevations will match the existing in all respects, that is white rendered walls with dark pvc-u window and door units, vertical tile hanging to gable end and dormer cheeks, timber cladding to front elevations of dormers, flat roof crown dormers with plain roof tiling to the pitched roof sections. To allow additional natural light, two number rooflights have been introduced to the existing bathroom and bedroom.

The double garage will be converted into a bedroom with ensuite and dressing room facilities. Externally the garage door will be removed and a new pvc-u window inserted to match the existing style. Masonry infill will be required with rendering to match the existing in all respects.

An additional window has been added to the north east elevation in the living room, style as per existing, to give a unified external appearance.

7 FINANCIAL CONTRIBUTIONS

Our clients will provide the necessary financial contributions required by this planning application.

We understand that as the gross internal area for the proposed extension, including roof accommodation, is a total of 78.2m² and is under the CIL threshold of 100m² for extensions, so no payment will be necessary.

8 ACCESS & CAR PARKING

The proposals include the conversion of the double garage into habitable accommodation; therefore, two car spaces will be lost. It can be seen the site has the ability to allow off road car parking for a number of vehicles. This property will now be five bedrooms and in accordance with Havant Borough Council Parking SPD a total of 3 car spaces need to be provided on site for a 4+ dwelling. This has been illustrated on the planning drawings.

Access onto Stakes Hill Road to remain as existing.

9 CONCLUSION

In our opinion these proposals enable the creation of an extended, refurbished chalet bungalow which has addressed the previous reason for refusal. The scheme has been sympathetically designed to limit impact on the surrounding dwellings and to respect the architectural vernacular of the property.

The amenities of the local residents in our professional opinion will not be affected. Adequate car parking can be provided on the site.

We respectfully request Havant Borough Council to support these proposals.