

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed single storey rear extension after demolition of lean-to structure, proposed front and rear dormer windows, proposed entrance canopy after removal of porch with hip to gable enlargement to roof.

At

97 Silverdale Drive
Waterlooville
PO7 6DU

For

Mr & Mrs B Marchant

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

16th October 2020



1 LOCATION

The site is located to the northern side of Silverdale Drive and is one of a pair of semi-detached bungalows. It benefits from a driveway with the large front garden with off road car parking and associated garden.

The bungalow is of masonry construction, facing brickwork plinth with rendered upper elevations, hipped concrete interlocking tiled roof and a lean-to rear extension. It also benefits from an entrance porch.

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

2 SITE USE

This semi-detached bungalow is occupied as a family dwelling. There are two bedrooms, living area, kitchen, bathroom and lean-to extension. The property has not had any work carried out on it for a number of years and is in need of extending / general refurbishment. The lean-to is in very poor condition, it needs to be removed and a masonry extension constructed in its place.

The entrance porch again is poorly constructed and insulated and is past its useful life.

3 PLANNING HISTORY

We have conducted a search on your planning website and have found no planning history.

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 and refurbished modern chalet bungalow. To enable these requirements to be constructed the existing lean-to extension and porch will be demolished.

The current roof space can be utilised with a loft conversion and to facilitate increased accommodation the existing hip end will be removed and extended with a hip to gable end proposal. This will enable the construction of three bedrooms and a shower room at first floor level.

We have carried out a volumetric calculation, the total increase for the rear dormer/hip to gable extension will be approximately 57m³ which is over the 50m³ permitted allowances. The proposals will be complemented with an entrance canopy for weather protection and a single storey flat roof rear extension to create a modern kitchen and garden room facing the garden.

6 DESIGN

The proposed single storey rear extension will be approx. 3.6m in depth. This addition will extend the full width of the property. Accommodation to include a relocated kitchen with garden room complete with patio doors to access the garden. Sections of the cavity wall will be removed to create an open plan living space with direct access into the extension. The proposal will have a flat roof to limit impact to the adjacent neighbour at 99 Silverdale Drive. To increase natural light into the plan roof lanterns will be introduced to create a pleasing space.

Bedroom accommodation will be provided to the roof space with a hip to gable end enlargement. This will enable two double bedrooms and a single bedroom to be formed with the insertion of flat roofed dormers to both front and rear elevations. The front dormer has been carefully limited in its width and height not to dominate the street scene and to create a sensible internal space respecting the adjacent neighbours party wall. This will allow sections of the front roof slopes to be visible and not compromised by a rather large dormer window. A small shower room will be provided with an obscure glazed window to the side elevation.

The main entrance to the property will be complemented by a roof canopy to provide weather protection.

The materials for these proposals will match the existing in all respects. These will include rendered walls to the upper elevations, facing brickwork plinth, white pvc-u window/door units. The roof will be concrete roof tiling with concrete vertical tiling to both gable end and dormer cheeks.

7 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme will include two off road car spaces as per Local Authority requirements. (3-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 style bungalows. This design will not be out of keeping with these properties. These proposals will enable a bungalow 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.