

Design and Access Statement

Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear. (Resubmission of APP/19/00847)

53 Penhurst Road, Havant, PO9 3NX

Site Information

Consultant	Keith Oliver
Client	Mr Jason King
Site Address	53 Penhurst Road, Havant PO9 3NX
LA	Havant Borough Council
Description of Development	Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear.
Pathway (PD/Application/Appeal)	Application

Planning History

Relevant History	APP/19/00847 - Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear. Refused 3.12.2019
	APP/20/00104 - Demolition of garage; two storey side extension incorporating hip to gable roof and loft conversion with dormers to front and rear. Current

Report Date	4 March 2020
-------------	--------------

14 St Georges Business Centre - St Georges Square - Portsmouth - PO1 3EZ

023 9252 3352 - help@tpexpert.org - www.tpexpert.org

Jonathan McDermott, Keith Oliver, Helen Morris-Ruffle and Tim Perkins are Chartered Town Planners
regulated by the Royal Town Planning Institute

the town planning experts is a trading name of RP(UK) Ltd Registered in England and Wales: 08298125 VAT
REG 197 6095 56

1. Introduction

- 1.1. This application is a resubmission of that previously refused in December 2019 (LPA Ref: APP/19/00847)
- 1.2. It is submitted as an appeal was not lodged within the stipulated 12 weeks from the date of the decision.
- 1.3. All plans are as previously submitted.

2. The Design Appraisal

General Description and Usage

The proposal is to remove the garage and replace it with build a two storey side extension, extend the roof across the extension and convert the newly formed loft. This will develop the 3 bedroom house into a 4 bedroom family home on a plot that can take the enlarged property.

Design

The extension has a number of facets:

- In keeping with both the location and the existing house.
- The scale of the extension is within the overall proportions and character of the existing house.
- Enhances the street scene in a road with varied properties.

Materials

All materials will match or compliment existing, in particular brickwork, roof tiles, windows and doors.

Windows and doors will be doubled glazed replacement with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

The floor levels will not change on the ground and first floors. The height of the second/loft floor is shown on the elevation drawings.

Parking and Occupancy

Occupancy is being increased. However, the current parking provision is ample; as shown by the parking plan.

Landscaping

There will be no significant landscaping other than some very minor alterations to the rear garden.

Boundaries

No change to any boundaries.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

3. Comments on Previous Refusal

3.1. The previous application was refused for the following reason:

The proposed extension and dormers would by reason of their height, mass, bulk, design and proximity to the boundary result in an overbearing and excessive building bulk adjacent to the neighbouring properties at No's 85 and 87 Scratchface Lane, harmful to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.

3.2. The applicant considers that the extension and dormers are in scale and keeping with the existing property.

3.3. The provision of a full gable reflects the roof of the adjoining semi-detached property, so balancing the design of this pair of properties.

3.4. Dormers to the front of the properties are not uncommon in this area as witnessed by those to 85 Scratchface Lane.

3.5. As the extension would be offset by approximately 45 degrees from the rear of No's 85 and 87 Scratchface Lane such that any impact, given that the extension is over 9 metres from that property, would not be significant.

4. Conclusion

- 4.1. The applicant considers that the sympathetic design of the extension will fit nicely into the locality and with the existing property.
- 4.2. The visual mass is considered to be in keeping with existing properties in the area.
- 4.3. The extension and dormers would not overlook, nor would there be any detrimental impact on the outlook or amenities of, neighbouring occupants.
- 4.4. As such, notwithstanding the previous refusal, the applicant considers that the proposal with national and local policies and guidelines and respectfully requests that the planning permission be granted.