

19019-DS

Planning Design Statement

New Garage Extension

at

Jacaranda, Lane End Drive, Emsworth, PO10 7JH

Status: PLANNING

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(Revisions shown in red)

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1: INTRODUCTION

- 1.1.1 This Design Statement accompanies a Householder Planning Application to extend a detached house to provide a garage to store two boats at Jacaranda, Lane End Drive, Emsworth, PO10 7JH.

2: SITE CONTEXT

- 2.1.1 The site is accessed from Lane End Drive, but the front and main elevation of the house faces the main Havant Road.
- 2.1.2 The existing property is a mid-twentieth Century two-story, three-bedroom, detached house. It is constructed of dark brown bricks and has clay plain tiles to the roof.
- 2.1.3 To the front there is a generous gravel driveway.
- 2.1.4 To the side of the property there is a wooden shed, pathway and an area of lawn that carries round to the rear.
- 2.1.5 There is a neighbouring detached house to the East of the same design. There are two ground floor windows facing the boundary line, although those neighbouring rooms also have aspects to the front and to the rear. The neighbouring house set back and slightly lower than Jacaranda.

3: THE PROPOSAL

- 3.1.1 The proposal seeks to construct a new single-storey attached garage extension to the side of the property. The roof will be a single pitch roof rising towards the property.
- 3.1.2 The size of the garage has been determined by the need to store two boats and for use as a workshop to maintain the boats.
- 3.1.3 There is a roof overhang to provide a covered walkway from the front driveway to the rear garden, which will also be used to store masts under cover.
- 3.1.4 The impact on the neighbouring amenity has been carefully considered and the eaves height and roof pitch have been kept low to minimise the impact on the neighbour.
- 3.1.5 There will be existing and new planting on the boundary between the extension and the neighbouring house, to screen the extension and to minimise the impact on the neighbour's view out of their windows.

4: PARKING

- 4.1.1 The existing parking arrangements will not be affected and there will be no loss of driveway.

5: LANDSCAPING

- 5.1.1 The existing driveway is gravel, and this will not be changed.
- 5.1.2 The existing planting along the boundary will be maintained where possible and new planting added as required to provide a green divide between the properties. This will ensure the view from the neighbour's window will not be adversely affected by the proposed extension.
- 5.1.3 The existing patio will be extended at the rear.

6: TREES

- 6.1.1 There is a very large Beech tree in the front garden and a few other smaller trees along the boundary.
- 6.1.2 A small cherry tree will be removed that is next to the existing shed. No other trees will be affected by the development. The extension is outside of any tree root protection areas.

7: ACCESS

- 7.1.1 Access into the garage will be level from the external ground level. There will be stepped access from the main house down into the garage. Level access from the Main House to the Garage can be achieved from the main house entrance door instead.

8: MATERIALS

- 8.1.1 The materials used on the new extension will be of similar appearance to the those of the existing building. Matching brickwork will be used for the walls and interlocking concrete plain tiles will be used for the roof. To achieve the low pitch, Onduline profiled sheeting will be installed under the roof tiles to ensure a weathertight building.

9: FLOOD RISK / ENVIRONMENTAL INVESTIGATIONS

- 9.1.1 The site is not located in a Flood Risk Area.
- 9.1.2 Foul drainage will be connected to the main sewer system that runs along the front of the property.
- 9.1.3 Surface water drainage will be taken to a new soakaway in the rear garden.

10: APPENDIX A: Existing Photographs



View of front of house.



View of front of house.



View of rear of house.