

DESIGN STATEMENT

Two storey front extension as addition to the approved plans under application APP/18/01299 to 17 Liddiards Way, Purbrook. PO7 5QW

1 ASSESSMENT OF PHYSICAL CONTEXT

17 Liddiards Way sits in a development of semi-detached properties built circa 1970's. The properties are all of similar style with facing brickwork and plain tile hanging infill to elevations with large picture windows spanning full length between flank walls. The properties are set back from the road in a staggered arrangement



Fig 1 – View of the property from the road, with relationship to neighbouring properties (street scene).

The property recently gained planning approval for a '*Single storey front extension, first floor side extension, single storey rear extension with revised roof to existing single storey rear extension*' under APP/18/01299 dated 6th Feb 2019.

2 THE PROPOSAL, DESIGN PRINCIPLES, MAS, SCALE & MATERIALS.

The proposal is for a two storey front extension as an addition to the already approved proposals within APP/18/01299. The previous design is included within this application, with no changes.

The two storey front extension projects only 2.0m forward from the existing main house wall, being only 1.3m further forward on the footprint from the existing ground floor porch and garage single storey structure. The proposal provides additional accommodation on first floor, to allow for an improved layout allowing for additional bedrooms. On the ground floor the garage is slightly extended and the porch revised and improved with a covered entrance canopy.

The form and design assimilates the existing 70's style with matching brickwork, tile hanging and full width fenestration between flank walls. The roof is pitched in equal concrete interlocking tiles, with a hip to the front to reduce impact and massing along the front elevation. Due to the close proximity of the boundary to the north the

northern fascia is slightly set back to prevent any overhanging of structure to the northern boundary with the adjoining property (No. 15).

The minimal depth of the 2.0m projection from the front of the property retains the appearance of a stepped façade along the street elevation, minimising on mass and bulk to the proposal.

The proposal, although reducing the existing driveway by 1.3m, does not affect parking arrangements, retaining the existing allowance of three parked cars on the driveway, with two cars parked in front of the new garage door and one car parked to the side. However, due to the increase in garage size it would be possible to allow for one additional car to be parked within the garage, if required, improving the number of car parking within the property.

3 CONCLUSION

The design, mass and scale have been carefully considered to minimise and reduce any impact to the street scene and neighbouring properties, and retaining a stepped façade appearance from the road.

The design assimilates the existing style and character of the existing dwelling and neighbouring properties, and therefore is an appropriate design to sit comfortably within the street and surrounding area.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.