

128 Victoria Road, Emsworth

Design Statement

(December 2019)

APPLICATION DESCRIPTION

Demolition of garage. New entrance porch through under-croft infill and single storey extension with new boundary fences and planting.

This statement is to be read in conjunction with the following submitted plans and images;

- P001 – Site Location and Existing Block Plan
 - P002 – Existing Floorplans
 - P003 – Existing Elevations
 - P004 – Existing Photographs
 - P005 – Proposed Site Plan
 - P006 – Proposed Floorplans
 - P007 – Proposed Elevations
 - P008 – Perspective / Streetscape View
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EXISTING SITUATION

The house was built circa. mid 1930's as part of the council housing expansion of Emsworth, west along Victoria Road. The properties are all of a similar style and typically semi detached or terraced with spacious green garden space around.

128 Victoria Road has been extended previously (circa 1980), the result of which has left the property layout 'confused' and irregular. Being on a corner plot of land the presence of two entrances from Victoria Road leaves no ability to secure the back garden, and very limited privacy. The original 'Front Door' is actually located in the middle of the back garden. The door formed as part of the last extension's under croft is primarily used as the *main door* due to it's location to the driveway – but doesn't appear as a front-of-house entrance.

Internally, the use of this secondary door means visitors enter and progress 'backwards' through the house – there is a lack of order and sensible circulation and the shape and orientation of several of the existing rooms leaves them virtually unusable.

The property includes a small Garage which records indicate was also extended at the time of the last work on the house (1980's). This garage does not align with the existing vehicular crossover from Victoria Road and as a result does not readily accommodate a car internally. As such, this is now primarily used only as ad-hoc storage space due to the lack of practicality.

The garden boundary (along Victoria Road) is bounded by an overly large conifer hedge that has historically been un-managed. The hedge now suffers from dieback disease and brown patches – due to this and it's age it is no longer possible to maintain this boundary and a new, manageable boundary which will provide a similar 'soft' appearance from the highway yet privacy and security should be sought.

PROPOSALS

The intention is to resolve the conflicting accessibility and circulation issues that exist at the property; creation of a new, single front entrance with usable internal accommodation located in sensible positions.

The proposals look to secure the garden area of the house to create a proper 'garden' with the ability for privacy, without impacting upon any neighbouring property or boundary.

Carefully selected boundary treatment will ensure that the boundary fronting the adjacent public footpath can be regularly maintained with appropriate planting species, but reinforced with a solid timber fence to provide suitable security, privacy and acoustic properties to this public boundary.

USE AND AMOUNT

The existing built floor area equates to circa. 131.1 sqm.

Following demolition of the areas marked on the submitted plans and the creation of the new extension footprint, the new floor area equates to circa 126.3sqm.

This very minor reduction in total floor area actually provides a greater physical *reduction* in the built outline/'footprint' through infilling the existing undercroft area. In turn, this ensures that additional areas of the property can instead be transformed into soft garden spaces and secured for enjoyment and increased amenity value.

LAYOUT

The external and internal layout has been realigned to work with visitors and residents arriving from a defined, single front door. Internally the spaces will 'flow' as expected for family life, whilst providing separation, privacy and greater access to the garden spaces – giving greater amenity benefit.

There is no impact/change to any existing utilities, drainage or services through these proposals.

SCALE & LANDSCAPE

As illustrated on the submitted plans and photos, the existing property frontage is very irregular and inconsistent, both in terms of materials and scale. The proposals look to create a consistent visual aesthetic and scale comparable to the height of the existing flat roofed side extension.

The landscape/boundary treatment scale has also been carefully considered, particularly following comments from Hampshire Highways (see enclosed correspondence for reference) over the potential for the existing hedgerow to obstruct the public footpath. Existing and Proposed Sections on the submitted plans (before and after) illustrate how the new boundary treatment will retain a green/soft aesthetic yet provide a secure and private, maintainable boundary using robust materials and suitable selected plant species as well as being of a more appropriate scale to the pedestrians using the adjacent footpath.

APPEARANCE

The proposals look to unify the appearance, removing the multitude of materials from the previous extensions. The new, smooth surface rendered finish (off-white) will give a contemporary, crisp appearance whilst remaining strictly in keeping with the aesthetic of the adjacent properties.

The low 'mansard'-style roof to the proposed extension will ensure that the render and tiled roof is continued to all areas without requiring the increased scale of a traditional roof form. The flat roof concealed (to all sides) behind this mansard/parapet can benefit from rooflights to increase natural daylighting internally.

CONCLUSIONS

It is considered that these proposals represent a carefully considered reconfiguration of the existing property to resolve existing complications and challenges with layout, circulation, privacy and maintenance. The loss of the garage is mitigated by providing sufficient space to park two vehicles off the road (i.e a better situation than exists currently). The boundary treatment will significantly improve both the garden elements as well as the external boundary to Victoria Road, improving

visibility and space along the existing footpath. The proposals are in keeping with the local character, local planning policy and the NPPF.

From: Highways Operation Centre
To: [Steve Duffy](#)
Subject: RE: Hedge Obstructing Footpath (ref 24202581)
Date: 04 December 2019 13:05:31
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)

Dear Mr Duffy,

Thank you for your email.

We have reviewed this, and unfortunately commenting on the planning application is not something we as an authority are able to do in this instance. If applicable, do feel free to forward our letter onto Havant Borough Council as part of the planning process if this is of use.

In terms of our letter, we are always willing to be flexible with the timescales. We can fully appreciate your concerns with regard to the issues in terms of the hedge growing back once cut and your security. We also acknowledge that, whilst the letter we sent does not ask for the removal of the whole hedge only the cutting back of encroaching areas, the planning application you are submitting provides a permanent solution. Therefore we are willing to take no further action with regard to Section 154 of the Highways Act 1980 until you have an outcome with the planning application.

We are aware such applications can take up to 6-8 weeks to process, therefore I have extended the timescales on your enquiry until 29th January 2020. At which time, should we have not heard further from you we shall contact you to see if there has been any update with the planning application.

In terms of your comments with regard to the parking and lines, this would be a request for new lines to be painted. Its actually Havant Borough Council who undertake this function in this area, Hampshire County Council would assist in requests where existing lines need to be refreshed. We would therefore encourage you to contact Havant Borough Council regarding this, they can be contacted here: customer.services@havant.gov.uk All parking enforcement is also a function of the district council in this area.

In terms of parked vehicles generally, Hampshire County Council can only act in instances where parked vehicles have caused damage to the highway. Should you believe this to be the case, you are of course welcome to report this to us here:

<https://www.hants.gov.uk/transport/roadmaintenance/roadproblems> Instances where parked vehicles are causing an obstruction are dealt with by the Police and we would advise that you should refer your concerns direct to them using the 101 non-emergency number or by email at postmaster@hampshire.pnn.police.uk if you feel this is the case.

We hope this clarifies our position on these matters.

Kind regards,

Daniel Brown

Highways Support Officer

Hampshire Highways

Hampshire County Highways

Trafalgar House North

Trafalgar Street

Winchester, Hampshire, SO23 9DH

Web: www.hants.gov.uk/roads

 [@Hantshighways](https://twitter.com/Hantshighways)



From: Steve Duffy
Sent: 28 November 2019 08:48
To: Highways Operation Centre <etehoc@hants.gov.uk>
Cc: s_pduffy@hotmail.com
Subject: Hedge Obstructing Footpath (ref 24202581)

Dear Highways,

We have received a copy of the attached letter (dated 21/11/19) from yourselves yesterday (27th November 2019) and write to confirm receipt and discuss further.

Your letter is quite timely as we are in the process of preparing a planning application to remove the hedge to the front of the property at 128 Victoria Road, Emsworth, and reinstate with a new boundary of appropriate nature that will not overhang any highways land (footpath). Due to this being the front boundary of the property and bounded by the highway, planning approval is required for the proposal.

The application is being prepared and is very shortly to be submitted to Havant BC Planning Department. On the basis of your letter, we would kindly therefore ask that once we share the reference number with you, you may be able to comment positively on the application?

As you will be aware from the photos you have sent, the existing hedge along the boundary is a leylandii species, and as such cannot be cut back further as due to the species, only the outer most edge is 'alive' / green and this would cause an immediate security and privacy issue that would require a solid fence (that in turn would require planning approval on the boundary). The hedge has existed on this property for decades, long before our time at the property recently and this situation has never been raised previously. It is not a safety concern for vehicles or pedestrians as the corner onto Record Road has a green verge which ensures adequate visibility in all directions. The pathway is particularly wide on this corner and so whilst the hedge is currently overhanging in some areas, does not restrict the footpath below to prevent pedestrians, wheelchair users or prams/buggies - so this is an aesthetic matter rather than a safety matter.

For these reasons and as we have confirmed that we are already dealing with this to provide a **permanent** solution, we kindly request additional time to be able to do this work and to find an appropriate and permanent solution that will satisfy yourselves, and will provide the planning application reference details as soon as they are available.

Indeed if Highways are now carrying out inspections in the area, it may be beneficial to do so morning and afternoons to view the true safety problems on the road with the extent of cars parked along Record Road and Victoria Road, and consider painting restriction lines (white or yellow) to the corner to further ensure the footpath and visibility lines both remain clear – particularly at these peak times of the day?

Please could we ask that any correspondence back to this is via email, and to this email address?

Kind regards
Steve

Steve Duffy