

19030 Design and Access Statement

Extension to:

621 Southleigh Road, Emsworth, Hampshire, PO10 7TE

Prepared by John-Paul Rogers RIBA
The Architects Design Ltd
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1. Introduction

- 1.1. This Design and Access Statement has been prepared on behalf of Dr. Bell in support of a householder planning application for the replacement of an existing attached garage with a new 1.5-storey side extension at 621 Southleigh Road, Emsworth.

2. Site Context

- 2.1. The house is situated on the northern side of Southleigh Road. It is a semi-detached house dating back to roughly the 1920s/30s.
- 2.2. The property's immediate neighbours are semi-detached houses that are similar in appearance. There are also detached houses and bungalows and a variety of different house styles along the length of Southleigh Road. There is no one particular style and there are examples of houses being extended in a variety of ways.

3. Existing Property

- 3.1. The property is a two-storey semi-detached house with three bedrooms. The property has previously been extended to the rear to provide an enlarged kitchen/dining room and garden room. It has red facing brickwork to the front and a darker coloured brick on the side walls. The roof is slate, and the main roof has a large array of solar panels.
- 3.2. The existing side garage fills the gap to the side of the property and is joined onto the neighbour's garage. The porch roof forms part of the garage roof and the garage roof to the rear is a low pitch with a bitumen felt finish. Many of the neighbouring properties also have side garages, however they are not all identical and have varying roof lines.
- 3.3. The property has a large gravel driveway to the front and the house is set-back from the road.

4. Proposed Development

- 4.1. The applicant wishes to demolish the existing garage and replace it with a modest 1.5-storey side extension.
- 4.2. The new extension will provide a ground floor Shower Room and Utility, and also have a first-floor mezzanine level for occasional use for doing private yoga exercises. This will provide better amenity for the applicant

with space to do clothes washing and ironing, create much needed storage space, and create a dedicated space for exercise.

- 4.3. The various architectural details of the extension have been chosen to respond in a considerate way to the existing house and neighbouring properties, with an aim to create an attractive extension of high-quality design.

5. Scale

- 5.1. The scale of the proposed extension has been carefully considered. The ridge height has been kept as low as possible by varying the roof pitches to minimise the impact on the neighbouring property and the street scene. The eaves at the front of the extension will match the existing porch roof and appear as an extension of the porch roof.

6. Planning Policy Context

- 6.1. Relevant planning policy is set out in the National Planning Policy Framework (NPPF), and the Havant Adopted Local Plan Core Strategy (2011).
- 6.2. A key policy that applies to this development is *Policy CS16 High Quality Design*.

The key statements in this policy are:

- *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.*
- *All development should demonstrate that its design ... 1. e) ... does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

7. Overlooking / Effect on Neighbours

- 7.1. No doors or windows will face the neighbouring property.
- 7.2. Views from the mezzanine level double doors and Juliette Balcony are investigated on drawing *19030-A109a - Assessment of Views from Mezzanine* in response to the above policy. There will be some views over the neighbouring side access path between their garden and garage, and kitchen bay window. However, we do not consider this to cause 'unacceptable harm to the amenity of the neighbour' as the views are from an oblique angle and would be similar if a normal openable window was used. In addition, the neighbour is not concerned about any overlooking that may occur and she has written a letter of support to accompany the application.

8. Materials

- 8.1. The wall and roof materials will be chosen to match the existing main house. The pitched roof will be natural slate to match the existing porch roof, and the walls will be brickwork to match as closely as possible to existing brickwork walls.

9. Landscaping / Trees

- 9.1. There will be minimal impact on the existing landscaping and there are no trees in the vicinity of the proposed works.

10. Access

- 10.1. There will be level access between the external ground levels and the Utility. There will be a step down from the main house floor level to the Utility, and stair access up to the mezzanine level. The existing house has stepped access and therefore the access arrangements into the property will not change.

11. Parking

- 11.1. There is currently enough space to park at least five cars on the existing front gravel driveway. The existing garage is too narrow to park a modern car and will be replaced with a Utility and Shower Room. There will be adequate remaining parking on the front driveway for the size of house.

12. Environment

- 12.1. According to the Environment Agency's Flood Map your property is in Flood Zone 1 and has a low probability of flooding,
- 12.2. According to the UK Radon website the site has a Maximum Radon Potential of between 1 and 3%.
- 12.3. There will be no loss of habitat as a result of the proposed works.

13. Sustainability

- 13.1. The extension will be designed to exceed current Building Regulations and will be constructed to a high standard. It is proposed to use a 'structural insulated panel system' (SIPS) instead of conventional cavity walls, which will provide a high level of thermal insulation and airtightness, a shorter overall build time, and minimises the construction thicknesses to maximise the internal floor area and head room.

14. Consultation

- 14.1. The proposals were submitted for Pre-Planning Advice and responses were received from Denise Sheath on 09/03/2020 and Joseph Toole on 14/04/2020.
- 14.2. The first letter advised that there were concerns about the impact on the street scene and that the impact of overlooking on the neighbour could not be determined. Following this, two additional drawings were produced to show in more detail the street scene and overlooking of the neighbour.
- 14.3. The second letter from a different Planning Officer said that based on the new photomontages that there would not be a detrimental impact on the street scene. It was also stated that any screen between the properties would need to be obscure glass or plastic. The applicant, agent and the neighbour do not consider there will be an adverse effect on the neighbour's private amenity, considering the neighbour has a large rear garden and rear extension, and the partially overlooked area is a side passage that is used infrequently. The current proposals would be very similar to having a large openable window. No additional screening is provided in the scheme and we would seek to discuss this in more detail with the planning officer during the main planning application prior to formal decision.
- 14.4. The neighbour at No. 623 has been fully consulted throughout the design process and has given her full support for the scheme and has no concerns regarding the impact on her use of her property. A letter from the neighbouring owner has been submitted with this application.

15. Conclusion

- 15.1. The proposal seeks to replace the existing garage with a new 1.5-storey extension to provide additional amenity space for the existing property on roughly the same footprint as the existing garage. The design has

been carefully considered to minimise the impact on the surround residential area and the immediate neighbours within the very tight constraints of the site.

- 15.2. The impact on the neighbouring property has also been considered by keeping the ridge-height as low as possible. The impact of the Juliette Balcony has also been investigated and although some overlooking of the neighbour's side-passage and kitchen window will occur from an oblique angle, it is not considered to cause 'unacceptable harm' on the neighbour, especially considering the neighbour is in full support of the application.
- 15.3. For these reasons it is considered that planning permission should be granted for the proposed extension.