

INTRODUCTION.

The property in question is a substantial Edwardian style semi detached family house situated on the south west side of Stakes Hill Road in Waterloooville. It occupies a generous sized corner plot with the return road being an unmade access drive known as Hopfield Close.

The current facilities within the dwelling comprise:

Semi Basement Level.

Lower living space.

Store.

Ground Floor Level.

Front Lounge.

Rear Lounge / Diner.

Kitchen.

Conservatory.

External Store.

First Floor Level.

Master bedroom with en suite.

Two further bedrooms.

Family bathroom.

Cupboard storage.

External.

Two parking spaces to front paved area.

Garden at rear with pedestrian access onto side road.

PROPOSALS.

The new owners have taken account of the existing amenities and are looking to provide the following improvements.

Remove the existing dated conservatory together with the rear external store and provide a traditional single storey rear extension so as to provide an open style kitchen / diner. It is proposed that the extension would only extend out to match the rear wall of the existing external store.

To provide a games / hobby room within the loft area accessed via a new staircase provided at first floor level.

DESIGN CONSIDERATIONS.

The new rear extension would be constructed in such a way that it would match the original external finishes and reflect complimentary features so that, upon completion, it would not be seen as an addition.

The walls would be rendered, include a decorative matching band and the flat roof would be hidden behind a complimentary parapet complete with tiled creasing.

New windows proposed for the first floor would match, in overall design, those currently present at first floor level.

The current tiled roof over the first floor rear addition would be replaced with a new flat roof, again hidden behind a new parapet matching that proposed at ground floor level. Whilst this would reflect a flat roof at first floor level it is pointed out that this was a typical design feature in similar properties of that era.

The games/hobby room would benefit from rooflight's only as it is felt that the inclusion of a dormer would compromise the current main roof contours.

Additional Note.

It will be noted that properties in close proximity to this site have benefitted from extensions and alterations. However it will be seen that none have endeavored to create a situation whereby the proposals have been designed in such a way that the final visual effect compliments the original building.

Although this site is not within a Conservation Area and the building is not Listed the applicants are anxious to achieve a situation whereby, upon completion, there is no visual imbalance.

CONCLUSION.

When taking the above into account it is felt that the proposals cannot be considered as being controversial. As such it is hoped that the application will be supported. If, however, the Case Officer has any points of concern the agent would be willing to attend a meeting in order to hopefully address same.