

24 Grove Road, Havant, Hampshire, PO9 1AR

Proposed Rear Extension – Design and Access Statement

Revised 8th May 2018

Introduction to revisions

Conditional Planning Permission APP/18/00212 was granted on 17th April for this proposed rear extension. One condition required obscured glass to all windows on the east elevation, including the splay window facing south east. This is intended to protect the privacy of the adjoining property, 26 Grove Road. Following discussions between the applicant and the planning officer, it was agreed to resubmit the application with revisions which should meet these concerns without the use of obscured glass in the splayed window facing south east.

The revisions to the original scheme comprise:

Replacing one of the two east facing windows with plain brick wall. This will reduce the amount of window directly facing the adjoining property. The other will have obscured glass.

Reducing the size of the splayed corners so that someone standing inside the proposed room cannot see the adjoining property, see drawing 2B. This allows the south east facing window to be fitted with clear glass.

Replacing the bifold doors with French windows and additional casement windows for reasons of economy.

Replacement of the lead covered flat roof section with grp, also for reasons of economy.

In all other respects the new scheme is the same as the earlier one. The original statement is reproduced below.

Original Statement dated February 2018

24 Grove Road is a detached Edwardian period house set among similar properties in the St Faiths Conservation Area in central Havant. It is traditionally constructed with brick walls, a clay tiled roof and a mixture of wooden and UPVC casement and sash windows. The front door area and front bay window feature the original stained glass.

The house has previously been extended. There is a loft conversion which currently provides one large bedroom. There is also a three storey rear extension which has made use of the permitted development rights. Hence any further extension will require planning permission.

The existing rear extension provides a sitting room across the rear of the property, however due to the restrictions of the permitted development rules, it is only 3.4m deep compared to the width across the house of 5.4m (internal measurements) which feels ill proportioned. In addition, the room has two pairs of small French style windows in either corner, with most of the external south facing side of the room being brick wall. This prevents making best use of the natural light and views of the garden.

This proposed rear extension is intended to increase the size of this room by removing the rear wall, supporting the wall, floors and roof above with a structural steel beam, supported by two steel columns on new pad foundations. The new build will be the entire width of the existing, and extend a further 2.4 metres into the garden, taking part of the existing patio. It will have windows or opening doors on all three sides. The intention is to copy the existing features of the house so that it gives the appearance of always having been there.

The visible roof will be pitched at 40 degrees, with clay tiles to match the existing. Due to the presence of first floor windows, there will have to be a flat section, which will have a lead covering. The junction between this and the clay tiles will be masked by half round clay ridge tiles, so the lead will not be visible from ground level except for two small sections at the ends to allow rainwater to run off. The sections of brick wall will use bricks similar to the existing, and care will be taken to properly interlock the bricks at the junction between the new and the existing to avoid a visible join. Windows and doors will be white UPVC. There are already three UPVC windows in the existing house, and also on nearby properties. The main window sections will have side hinged opening casement windows, and there will be fixed fanlight windows above. This mirrors the layout of the bay window at the front of the house. There will be a 4.3 metre run of two sets of three bi-folding doors. These will also be white UPVC, and will have a solid lower panel with the lower edge of the glazed section above on a line with the adjacent windows to give an appropriate 'period' appearance. There will also be a row of fixed fanlight windows above the folding doors. Guttering and downpipes will be black plastic, as elsewhere on the house, and connected to the existing drainage. The existing patio will be made good around the new works, but not extended further.

Internally, there will be a new fireplace and chimney breast, but this will terminate at the new ceiling. A wood burning stove will be installed, and the flue taken out through the wall to an external black steel tube extending up to the necessary height. Traditional plaster covings and ceiling rose, together with traditional skirtings, architrave and picture rails will be

provided. The existing underfloor heating will be extended, as will the existing oak strip flooring.

Attention has been given to access for wheelchair users. The son of the applicant is registered disabled, and is a wheelchair user. He has friends who visit who are also wheelchair users. One of the primary purposes for this proposed extension is to provide a large, pleasant room with good views of the garden that has the space for wheelchair users to move about freely. The existing front door of the house is difficult for wheelchair users, and the hallway is narrow, so the preferred wheelchair access route is down the outside of the house and in through the rear doors. The existing floor level, and that of the proposed extension is only 150mm above the adjacent external patio level. The intention is to provide a portable timber ramp to allow easy access through the new rear doors.

The applicant has not discussed this application with the adjoining neighbours, however he feels they will be little affected. No 22 to the west is separated from the applicant's property by a public footpath and high walls/fences. No 24 to the east has already built a similar single storey extension to their rear, and there is also a high brick wall on the boundary. Hence there will be no overlooking of the neighbours' properties from this proposed single storey extension.