



Householder Application Supporting Statement



Demolition of existing conservatory and erection of single storey rear extension and front and rear dormers

This design and assessment statement has been produced to support the Householder Application to Havant Borough Council

The Site

The current property is a two bedroom bungalow with a full width rear conservatory in need of refurbishment. It has a detached garage, concrete drive with front and rear gardens.

Proposal

The proposal is to demolish the existing conservatory and construct a single storey extension with a roof lantern on the same foot print so that it is incorporated into the heated envelope of the dwelling providing necessary additional living space. Internal alterations open the living space into one space.

The existing roof will be removed and a hip to gable conversion carried out. New roof will be constructed with front and back dormers, clad with silver grey horizontal boarding. This will form two new bedrooms and a family bathroom. Downstairs a new staircase will be incorporated into the living space to gain access to the new first floor.

Relevant Planning History

APP/17/00968 | Erection of porch and alterations to roof including extension of roof and front and rear dormers. | 148 Silverdale Drive, Waterloo, PO7 6DX

This application was granted permission in November 2017 allowing a similar dormer and hip to gable conversion.

APP/17/00562 | Hip to gable roof conversion with front and rear dormers; single storey rear extension and replacement detached single garage. | 131 Silverdale Drive, Waterloo, PO7 6DU

This application was granted permission in July 2017 allowing a similar dormer and hip to gable conversion.

There are numerous alterations to properties in the drive, with a large proportion having hip to gable conversions and/or loft rooms constructed with dormer windows facing the highway.

Access

Vehicular and pedestrian access is maintained and unaltered off Silverdale Drive.

Cycle store is provided in the existing garage.

Appearance

The proposal has been drafted to suit the requirements of the client and provide adequate space within the loft for two bedrooms. The dormers are to be clad in a silver grey horizontal boarding to add contrast to the roof finish. The extension would be built in materials to match the existing with a white render.

Location and Amenity

The dwelling benefits from a considerable rear garden that is more than ample for the proposal.

Sustainability

The extension and roof conversion will be constructed to current building regulations requirements for sustainability and energy conservation.

Cycle storage is provided in sheds in the rear gardens to encourage sustainable modes of transport.

Storm water drainage will be discharged into existing and/or new soakaways on site with the design and sizing to the satisfaction of building control. Foul drainage will be discharged into the existing public sewer serving the site.

Materials

Material Location	Material Colour / Brand
Main Brick	To match existing
Render	White render in lieu of painted bricks on the extension
Roof Tile	To match existing
Flat Roof	Grey flat roofs (GRP / Felt / Rubber)
Front Door	As existing
Patio Doors	White PVCu
Windows	White PVCu
Shared Driveway and Parking	200 x 100 x 60mm Marshalls Brindle Block
Footpaths	Marshalls Saxon Textured Buff (450x450mm)
Rainwater	Black PVCu Half Round
Facias and Soffits	White PVCu
Fences	As existing

Services

The site is already served by all main services and sewerage.

Ecology

The site currently does not present any unusual ecological issues and is unlikely to support protected species. The garden is laid to grass with hard standing adjacent to the garage and house. The roof is felt, battened and tiled. It is in a weather tight condition with no obvious sign of ingress externally or internally.

Trees

There are trees to the rear of the plot however the proposal is replacing the existing conservatory on the same foot print therefore has no effect on them.

Conclusion

The proposal provides the space the owner requires, improves the existing living accommodation with a design that has been accepted on similar properties within the vicinity.