

January 2018

## Planning Statement

Proposed extension over the existing garage and infill at to the rear elevation

at

10 St Aubin's Park, Hayling Island, Hampshire, PO11 0HQ.



## Introduction

This planning statement is in support of an application for a householder planning application to 10 St Aubin's Park, Hayling Island by iDraw Architecture made on behalf of the applicants, Mr & Mrs McLoughlin, who live at the address.

## Assessment

### **The Site**

St Aubin's Park is a cul-de-sac off St Catherine's Road to the South West of Hayling, it is a predominantly detached house road with private driveways and generous plots. The front gardens allow the front elevations to be set back from the street which is not uncommon in for a 1970's development. Number 10 has, prior to the applicants purchase of the house, had its rear garden reduced by the construction of a new bungalow to the South. We understand the application for this bungalow was approved in 1990 by Havant.

The property is brick built with tile hanging to the main gable and above the garage door. There have been some alterations and additions to the property over the past 30 years, but it remains in character with the street.

The current layout provides two good sized bedrooms at first floor and a third smaller room. The gardens are more than proportionate for the size of dwelling.

### **The Proposal – Design and impact**

The alterations proposed to the house will provide for an additional bedroom at first floor and for a larger third bedroom, plus storage and an ensuite bathroom. The extension in to the space above the garage - instead of extending to the rear of the property as has been done to other properties in the road – will retain the garden space to the rear. This is an important factor being that the garden has previously been shortened due to the construction of the bungalow.

The main gable of the extension has been designed to match the existing gable to the dining room / bedroom in roof pitch and materials. To the rear the material changes to a timber cladding which suits the more contemporary design of the rear elevation. The balcony has been purposely recessed with the side walls continued and in-filled around so as to provide screening to the neighbours, with at Number 9 particularly in mind.

The redesign of the layout has been completed to function well for the occupants who have parents, children and grandchildren who visit regularly and stay for several days or weeks at a time. Due to this they require the space and additional bedroom in order to accommodate their family. The existing Utility Room and downstairs WC is not a particularly well designed layout, and is in need of refurbishment, we have therefore taken this opportunity to redesign this space also.

We have also been mindful of the scale of the house and gardens and consider a four bedroomed house in this location is in proportion.

### **Parking**

There is room on the driveway for four cars to be parked, plus a further two in the garage. Our proposals do not affect the number of car parking spaces on site.

### **Planning Policy**

We note that there have been several extensions permitted by Havant in St Aubin's Park over the past 30 years and we believe that this proposed extension is similar in scale to some of those approved.

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies.

### **Evaluation**

The proposed alterations to the property have been designed to meet my client's brief for providing a suitable house for them and their immediate family to enjoy.

### **Amount**

The floor area to the existing house is approximately as follows;

#### **Existing**

Ground Floor Habitable – 109 sq mtrs

First Floor habitable – 54 sq mtrs

#### **Proposed**

Ground Floor Habitable – 126 sq mtrs

First Floor Habitable – 113 sq mtrs

The additional floor area provided by the extension will be approximately 76 sq mtrs.

### **Landscaping**

The works will not affect the planting on the site.

### **Appearance**

The external materials to be used on the front elevation in the proposal will be to match those existing on the property, thus maintaining the character and appearance on the house and surrounding buildings in the area. The rear elevation will be clad in timber which we feel will provide a contemporary design to the rear.

### **Accessibility**

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

### **Summary**

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered. The external finishes and design are generally in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture