
DESIGN & ACCESS STATEMENT

**For a Single Storey Infill Extension to Rear and Loft
Conversion with Dormer to the Front & Rear Elevations**

at

**49 Fir Copse Road
Widly
Waterlooville
PO7 5HZ**



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INTRODUCTION

This Design & Access statement is in support of a Householder Planning Permission to be submitted to the Havant Borough Council for a Single Storey Infill Extension to Rear and Loft conversion with Dormer to the Front & Rear Elevations.

This statement will demonstrate how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposals, ref:

PP-292...

- ...01 Existing Site & Location Plans
- ...02 Existing Plans
- ...03 Existing Elevations
- ...04 Existing Sections
- ...05 Proposed Site & Location Plans
- ...06 Proposed Plans
- ...07 Proposed Elevations/Sections

SITE ANALYSIS

The application site extends to an area of approximately 350m².

49 Fir Copse Road is a semi-detached bungalow within Widley, Waterlooville and is constructed of white rendered walls with a concrete tiled hipped roof.

The front of the property consists of hard standing for parking, lawn/vegetation and a red brick wall to the boundary.

The rear of the property can be reached by going through the main house or externally via the side gate where the garden is made up of paving, lawn/vegetation and timber fencing to the boundaries.

The site does not appear to be of listed status or appear to be in a flood risk zone.

RELEVANT PLANNING HISTORY

There does not appear to be any relevant planning history to date.

PLANNING POLICY

The applicant will be seeking approval for a householder planning application for a Single Storey Infill Extension to Rear and Loft conversion with Dormer to the Front & Rear Elevations.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to the Havant Borough Council's current Local Plan and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

USE

The existing main dwelling is for residential use.

AMOUNT & SCALE

The proposal will:

- Increase the usable ground floor area from 61m² to 81m²
- give a new first floor usable area of 29m²

LAYOUT - INTERNAL

The proposal will look to refurbish the existing ground floor giving more practicality to the existing space by moving the Kitchen and Dining into the new extension.

The ground floor will also include for a new staircase that will give access to the converted loft rooms making the property more suited to the family's needs.

DESIGN & APPEARANCE

The ground floor extension has been designed to mimic the buildings own construction with the addition of a flat roof and grey windows/bi-fold doors to the rear elevation only. This modernisation of the current property will help make the space adaptable to the family's current requirements whilst also enhancing the existing building. The flat roof will incorporate a new roof lantern and flat skylight helping to flood the kitchen/dining and lounge spaces with natural daylight making the spaces more efficient and sustainable.

The roof of the current house will be converted to a gable end allowing for conversion of the loft into two bedrooms and ensuite's. The roof will also incorporate a new full sized dormer to the rear and two small dormers to the front. The dormers have been inspired and designed using the current street scene as inspiration, many of the neighbouring properties have adopted similar techniques. The front dormer will match the style of the existing house whilst the rear dormer will use a more modern approach with the use of a GRP flat roof and grey weatherboarding clad to the cheeks.

LANDSCAPING

The landscape will undergo minimal changes from this proposal.

ACCESS

Access to the house will be as existing and will look to utilise/re-instate the side access to the rear garden.

SUMMARY

- The proposal has been considered with regards to the National and Local plan policies.
- The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the property.
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.

- Regarding local policy considerations, the proposal is:
 - Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
 - It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - It takes account of the existing space around buildings and the character of the area.