

A DESIGN AND ACCESS STATEMENT

Single Storey Side Extension, Rear Dormer Extension, Revised Fenestration & Boundary

to

28 Clovelly Road, Emsworth. PO10 7HL

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies on the southwestern corner of Clovelly Road at the junction with Warblington Road and is of a chalet style with a two storey hipped gable above the entrance facing Clovelly Road. The existing accommodation provides 2 reception rooms with bathroom and kitchen on the ground floor and 2 bedrooms with bathroom on the first floor. The property has two garden areas, one to the south and one to the north which includes a detached double garage located at the far northern end of the site with drive access off Clovelly Road. The boundaries adjacent to Clovelly and Warblington Road are 1.0m high brick walls with 2.1m high piers with close boarded fence infill panels, providing screening to approx. 1.8m height. The timber fence infill and piers reduce down to approx. 1.0m height along Warblington Road, which make the southern garden area less private and more exposed to Warblington Road.



Fig 1 – Front of the property viewed from Clovelly Road



Fig 2 - Side view of the property viewed from Clovelly Road showing gated access to garage

2 THE PROPOSALS.

The proposals are to extend and refurbish the property to allow for a 3 bedroom layout with revised accommodation, to include:

A single storey side extension to the northern garden:

The accommodation allows for an open plan kitchen, dining and seating area with direct access and views to the northern garden and double garage. The proposal is a simple pitched roof design with glazed gabled end. The size and scale of the proposal has been carefully proportioned to limit the mass and impact onto this darker northern façade. The height of the eaves is lower than the main house eaves and pitch is limited to a height to sit under the existing northern window cills. This provides a fairly shallow pitch which lends itself to an alternative material treatment than that of the main house. A grey standing seam zinc roof is proposed which although

contemporary, fits comfortably with the dwelling due to the proposals subservient form of reduced eaves height and limited ridge height.

Walls are to be painted render to match and link in with the existing house, which relates the extension with the existing house. There are no windows proposed to the western elevation which prevents any overlooking to the neighbouring property to the rear/west. A high level window is proposed to the east elevation which faces Clovelly Road, allowing for additional light at high level with privacy to the road. Rooflights are provided within the roofline to provide further natural daylight.

Rear dormer roof extension:

To allow for additional first floor accommodation the first floor footprint is extended to the rear with a near full width dormer extension to the roofline. No windows are proposed to the elevations which prevents any form of overlooking to the neighbouring property to the west. Rooflights are provided at ceiling level to allow natural daylight to enter spaces along this elevation.

The form of the dormer simulates the front dormer with hipped pitched roof to sides and rear and includes a hidden flat roof to limit the height of the roofline to a minimum. It should be noted the dormer is considered to be of a design and size which meets permitted development right guidelines.

Replacement fenestration:

As part of the refurbishment and alterations various fenestration changes are proposed which include revisions to the southern, western and northern elevations.

A pair of doors are proposed to the existing southern lounge to replace the existing window, providing direct access into the southern garden. The proposals to the western elevation allow for the removal of a window, which was originally within the bathroom and provides a new window within the new utility room. The existing northern first floor window is revised into a pair of windows, each serving a bedroom. The existing eastern window now in the revised kitchen will have a raised cill to allow for worktop height. The proposed new fenestration does not allow for any increased overlooking to neighbouring properties.

Revised boundaries:

To provide additional privacy to the southern garden area the existing brick wall is to be revised to be equal to that of the eastern elevation along Clovelly Road. The proposal is to increase the height of the existing brick piers and introduce close boarded timber fence infill panels above and between the brickwork, to an equal height above adjacent ground level as the eastern boundary wall with Clovelly Road.

Revised driveway access:

The existing driveway access is to be widened both sides to improve access to the existing garage and off-road parking within the existing driveway. The driveway is to be extended slightly to both sides and the boundary wall revised with piers at the edge of the drive access, all in materials to match. The dropped kerb is to be extended to both sides to allow for suitable access to the widened drive.

3 CONCLUSION

It is considered the proposals have no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal.