

February 2017

Planning Statement

Proposed extension at ground floor to the side extension

at

69 St Thomas Avenue
Hayling Island, Hampshire.
PO11 0EU.



Introduction

This planning statement is in support of an application for a householder planning application for 69 St Thomas Avenue, Hayling Island by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

69 St Thomas Avenue is situated on a corner location, and is set back from road by a deep grass kerb and pavement. It is a detached property on a plot of 745 sq mtrs with good garden space both to the front and back. Originally constructed as a bungalow in the 1960's, there has previously been a conversion of the loft space for a single room with a dormer to the south roof slope. Vehicular access on to the site is from the south.

The property is brick built with render above an exposed brick course. The roof is a concrete tile. The layout of the property provides two bedrooms at ground floor, a bathroom, kitchen and living room. There is a large conservatory to the rear elevation which acts as an artist's studio. The first floor room is used as a study and for storage.

The Proposal – Design and impact

The alterations proposed to the house will provide for an additional bedroom with an ensuite at ground floor for visitors to use. The new room will double up as an art studio when not being used as a bedroom. With this in mind we have pitched the false roof up with a flat section behind to take a large roof light in order to maximise the natural light in this room. The new window to the front elevation which serves the ensuite bathroom would be obscure glazed, and there are high level windows to the south elevation.

The new extension will mirror the protruding bay to the right hand side of the front elevation, albeit with a reduced height to the roof pitch. There will still be room for access around the side of the property as the extension has been retained some 600mm off the existing boundary wall. This boundary wall has additional height to the side extension, so the impact from the street scene will be minimal.

Planning Policy

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. There are a series of similar style properties in St Thomas Avenue, many have added similar extensions and we are seeking to bring out the extension in line with these.

Evaluation

The proposed alterations to the property has been designed to meet my client's brief for providing a suitable house for themselves to use and enjoy, as well as catering for family and friends who come to stay. There has been several approved applications nearby over the last few years, it is our opinion that the proposals to 69 are similar in scale and to these approved applications.

Amount

The floor area to the existing house is approximately 154m² over two floors. The additional floor area to the ground floor extension is approximately 23 m².

Landscaping

The works will not affect the planting on the site.

Appearance

The external materials to be used 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.

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 and the external finishes and design are in keeping with the surrounding area.

Signed by Mark Davsion

For and on behalf of iDraw Architecture