

January 2017

Planning Statement

Proposed Single storey extension to the South Elevation,
pitched roof to existing flat roof dormers and conversion of
existing loft space to habitable area.

at

3B Mulberry, Mill Lane,
Langstone, Hampshire, PO9 1RX.



Photograph of house as existing

Planning Statement

Introduction

This application is for the extension and alteration of the existing dwelling at Mulberry, Mill Lane, Langstone, Hampshire. The alterations are to provide a significant improvement to the existing layout and especially to the South Elevation.

Assessment

Physical

Mulberry is a brick built, clay tiled pitched roof, private dwelling house built in the 1980's, located along Mill Lane in Langstone, which is situated in a Conservation Area. The property is not a Listed Building. The property is situated near to other similar detached houses in large plots. The site is well landscaped.

Social

The property is detached with a number of detached/semi-detached/terraced properties in nearby proximity. The front elevation of the property is not overlooked as the property is sited up a private drive, the first part of which it shares access with The Orchard, and away from Mill Lane. The rear elevation overlooks the field to the North.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

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.

Evaluation

The proposed alterations to the property have been designed to meet my client's brief for improving the southern aspect of the house, and providing an improved layout for the kitchen area which can cater for visiting family and friends, and which links better with the garden. Currently there is only a relatively small kitchen for the size of property and a single door onto the existing patio.

The dormer windows the south elevation do nothing to compliment the peg tiles of the roof and it was felt that by simply replacing the existing flat roof dormers with a pitched roof the entire elevation is much more pleasing to the eye.

The feature window to the newly extended kitchen will be screened somewhat by a planter which will also have the effect of bringing the garden right into the house.

Design

The reasons behind the proposal are as described above. The external features and finishes of the alterations will match those used on the existing house and complement the surrounding buildings. The details to the new extension will closely match the existing detailing on the property with creasing tiles on the corners of the wall / roof abutment.

The pitched roof to the dormers will be finished in second hand tiles taken from the existing roof where the works require tiles be removed. Facing bricks and tile hanging will be sourced to match existing.

Design Process

Use

The works to the house will provide for a more proportional layout for a house of this scale and setting. The revised elevations add balance and rhythm, yet remain subservient to the main ridge of the house.

Amount

The ground floor area to the existing house is approximately 105m² and the proposal will provide an additional 25m² in floor space. Therefore the proposal is less than 25% of the existing floor area.

The conversion of the loft has already been partly undertaken, with the structure being put in place during previous building works. The additional habitable area in the loft will be approximately 51m².

Layout

The internal layout of the property will have the following changes; enlarged kitchen, porch and utility room to the side elevation.

Scale

The site is approximately 1450m² in area, with vehicular access onto the site and parking for eight cars. The property is a two storey structure with an approximate perimeter area at ground floor of 50m.

Landscaping

Other than the removal of a single apple tree, the works will not affect the planting on the site and thus maintain the landscaping within the conservation area. The additional planting to the new extension at ground floor will enhance the landscaping and the connection with the garden and the house.

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, which is detailed further back in the design section. The new external materials will be brickwork, timber windows and tiles to match the existing house.

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. We believe that the alterations, particularly to the southern elevation, to be a significant improvement to the aesthetics of the property.

Signed – Mark Davison

For and on behalf of iDraw Architecture