

5A FIFTH AVENUE, WARBLINGTON, HAVANT, PO9 2PL

**DEMOLITION OF REAR CONSERVATORY AND CONSTRUCTION
OF GROUND FLOOR REAR EXTENSION TO FORM GARDEN ROOM**

DESIGN AND ACCESS STATEMENT

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1. Introduction

In conjunction with alterations to the main roof, addition of dormers and construction of a single storey rear extension granted planning consent in September 2001 (Application reference 01/65012/001) a conservatory was constructed to the south west corner of the dwelling.

Prompted by the poor quality thermal comfort offered by the conservatory resulting in over heating in summer and uncomfortably low temperatures in winter, the applicant is keen to replace it with a structure which provides greater capacity for use.



EXISTING CONSERVATORY & LOUNGE

2. Context

The application site is located on the south side of 5th Avenue opposite the Blenheim Gardens junction within the Warblington district of Havant. The neighbourhood is characterised by largely medium sized detached two and single storey dwellings

The application site is some 81m in depth and 14m wide. The dwelling to which this application relates sits some 15m back from the highway boundary and the rear garden extends by 42m beyond the rear wall of the house.

The application is for the demolition of the conservatory at the rear of the dwelling and construction of a single storey structure occupying an identical footprint.

3. Use

This application does not affect the existing residential use of the premises.

4. Layout

The layout of the property both upon the site and the internal configuration of rooms remain unchanged as a result of this proposal; the new garden room providing access to the rear patio via glazed doors. Internal access to the proposed room will remain as for the conservatory, via the existing dining room.

5. Amount

The gross external floor area of the existing property remains unaltered as a result of this proposal. The conservatory to be demolished and the new garden room both occupying a floor area of 23.05 m²

6. Scale, Height and Massing

The eaves height to the west elevation of the proposed extension is to match that of the existing dwelling and the roof plane is to be contiguous with it. The ridge height of the new structure is to be 4.1m above finished floor level, whilst the ridge line of the conservatory is 3.4m above floor level. The ridge height of the main roof is 6.3m above floor level.

7. Appearance

Due to the use of matching red facing bricks for the walls and brown plain concrete tiles for the roof finish, the proposed development will harmonise more readily with the main house than the current largely glazed walls and glazed roof of the conservatory

8 Access

The existing vehicular and pedestrian access on to the site from Fifth Avenue is not affected by the proposals.

The level threshold to the primary entrance to the property is unaltered by these proposals.

9 Landscaping

The proposals involve no removal or pruning of existing trees or hedges and the new sun room will relate directly to the existing patio immediately to the south.

9 Parking Provision

The parking requirement and provision are not altered by this proposal.

