



Visual Impact Assessment

Two storey rear extension;
alterations to roof including new rooflights and dormers;
convert existing carport to living accommodation;
new roof with rooflights and dormers to form conservatory.

2 Queen Anne's Drive, Bedhampton, PO3 3PG

November 2022

Critchley Architecture And Design Ltd,
The Old Brewery,
15E South Street,
Havant, PO9 1BU

1.0 Generally

- 1.1 This Design Report forms part of a Householder application to Havant Borough Council.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

22060 -	111	Location and Block Plan
	102	Existing Site Plan
	113	Proposed Site Plan
	201	Survey Plans
	301	Survey Elevations
	302	Survey Elevations
	411	Proposed Plans
	412	Proposed Plans
	511	Proposal Elevations
	512	Proposal Elevations
	513	Street Elevations

2.0 Physical and Historic Context

- 2.1 The subject site sits in an unusual position between Queen Anne's Drive to the south, Roman Way to the west, Hulbert Road to the east, and Scratchface Lane to the north.



- 2.2 The site contains a detached house and carport. There is mature planting to the boundaries that the applicants intend to retain for screening purposes.
- 2.3 Due to a slight change in levels between Hulbert Road and Queen Anne's Drive, the site slopes gently up to the main house from all directions. Because of this the carport lies at a lower level than the main house and is also approximately 0.45m below the level of the adjacent footpath.
- 2.4 The site is not within any designated areas.
- 2.5 A record of Belmont House Estate written in 2012 by John Pile (The Spring Arts Centre, Havant History Booklet No.8) states on page 11 that, "John Compton Nicholls of Cosham started building in 1938 with what is now No. 2 Queen Anne's Drive and Belmont Park House was demolished later in the same year." With the outbreak of WWII the house was then requisitioned by the Royal Navy as the Commanding Officer's residence.
- 2.6 The above indicates that 2 Queen Anne's Drive predates other nearby residential development, which would appear to have taken place in the late 1960s to early 1970s.



3.0 Planning History

- 3.1 Application 91/56608 for a games room over the existing garage and conservatory over the existing courtyard was approved 21st October 1991. The plans indicate that the proposal included significantly raising the eaves height with a large hipped roof that would have been similar in overall height to the main house. The works were never carried out and the permission has since lapsed.

- 3.2 Application APP/22/00752 for a two storey rear extension, alterations to roof including new rooflights and dormers, conversion of the existing carport to living accommodation with a new roof with rooflights and dormers to form conservatory was approved on 20th October 2022. The application was revised at the request of the case officer to reduce the overall depth of the two storey extension and to amend windows to prevent potential overlooking. A third of the proposed roof space over the carport was also removed.
- 3.3 Whilst the applicants accept the reasoning behind the reduced depth and window alterations the loss of the carport roof space is a significant one, as the nature of the development will require the family to live out of the converted carport to some extent during works to the house. In particular, having young children, they will need to keep a working bathroom as well as being able to store larger items of furniture that need to be temporarily relocated. Therefore this reapplication seeks to find a better compromise for the design of the proposed carport roof.

4.0 Visual Impact Analysis

- 4.1 The position of the site within the streetscene means that the carport is visible on approach from Park Lane and Hulbert Road. It is not visible from Scratchface Lane or Queen Anne's Drive, due to screen planting, or from Roman Way where where views are blocked by the main house.
- 4.2 From south on Hulbert Road the carport is well screened by existing mature planting at the front of the property.



- 4.3 The carport is somewhat more visible from north on Hulbert Road. The current approved application shows the proposed carport roof cut back to match the building frontage on Hulbert Road.



- 4.4 The carport is most visible from Park Lane where it directly faces the junction.



- 4.5 There is a footpath immediately adjacent to the carport and boundary wall, which the existing carport roof slightly overhangs. Care must be taken to prevent the proposal from feeling too overbearing on the footpath.
- 4.6 Further south on Hulbert Road, on the junction with Bedhampton Road, there is a brick building immediately adjacent to the footpath at the entrance to Bidbury Mead. The building is a large store and appears to be of a similar age to 2 Queen Anne's Drive. Despite its proximity to the footpath it does not feel particularly overbearing and it is noted that efforts have been made to reduce the impact of the eaves by minimising the overhang and utilising dark coloured fascia boards and rainwater goods.



5.0 Conclusion

5.1 The nearby store building provides a good precedent. The proposals have been revised as follows:

- New cavity wall to be built inside the existing garden wall. This is will not only simpler from a structural point of view but will move the outer face of the wall, and therefore the eaves, back by 225mm to prevent any overhang of the footpath.
- New fascia boards and rainwater goods to the carport roof to be in dark grey or black.
- End wall of the new barn hip roof to be tile hung to differentiate it from the garden wall and break up the visual impact.