

HOUSEHOLDER APPLICATION FOR EXTENSION TO PRINCIPAL ELEVATION 38 WINIFRED ROAD, WATERLOOVILLE, PO7 7TD

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION 14th November 2024

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a homeowner application to extend the above property by providing a single-storey pitched-roof enclosed porch across the main entrance facing an adopted road. This extension is greater than 3m² on plan so is outside of Permitted Development.
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development and relate these to policy framework and previous site planning history.

2.0 SITE AND AREA APPRAISAL

- 2.1 The application property is a semi-detached two-storey dwellinghouse situated at the west end of Winifred Road at the junction with Muriel Road. The dwellinghouse displays Victorian features and is constructed of a mixture of red brick with concrete quoining details around the two front facing bay windows and has a traditional slate pitched roof. A garage is sited at the rear of the property with access off Muriel Road and this application seeks to incorporate one further off-road parking space on the existing hard landscaped front area.

- 2.2 The front and side boundary treatment consist of tall, overgrown hedgerows with pedestrian access through this from the front off Winifred Road, a stepped pedestrian access to the front door facing Muriel Road and a gated pedestrian access further towards the rear again off Muriel Road.
- 2.3 The site is not within a Conservation Area, SSSI, etc. The building is not Listed and there are no Article 4 restrictions on this property.
- 2.4 The site is in Flood Zone 1 and not prone to flooding.

3.0 POLICY FRAMEWORK AND JUSTIFICATION

- 3.1 The proposals will create a larger single dwelling more suitable to the requirements of modern living.
- 3.2 Considerations to be made against
National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Local Plan (Core Strategy) March 2011 CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014 AL1 (Presumption in Favour of Sustainable Development)
- 3.3 There is no planning history for this site according to a Public Access search.

4.0 PRE-APPLICATION ADVICE

- 4.1 No Pre-Application advice has been sought by the applicant.

5.0 DESIGN STATEMENT

- 5.1 The dwellinghouse occupies a narrow plot and is bounded by both Winifred Road and Muriel Road, with front door access off the latter. There is a moderate amount of amenity space to the front which has been hard landscaped (block paving) with paved access along the side to the front door. Additional stepped access to the front door is provided off Muriel Road.
- 5.2 The road-facing curtilage to the front and side is surrounded with tall overgrown hedgerow. Shared boundary with no. 36 Winifred Road is 1800mm high fencing. To the rear the amenity space is generous in size and is mainly level and laid to grass.
- 5.3 A purpose-built detached garage is sited along the rear boundary shared with no. 7 Muriel Road.
- 5.4 The proposals are for the erection of a covered porch facing Muriel Road providing a storm lobby with side rooms for a wc and utility area. The extension would be of matching brick cavity wall construction with a lean-to sloping slate-pitched roof back to the main elevation.
- 5.5 The front face of the porch would be a minimum of 1500mm from the back edge of the 1700mm wide pathway to Muriel Road.
- 5.6 External access to the new porch entrance door would have to be by a combination of sloped access from Winifred Road and stepped access from Muriel Road. Both would be bounded by a brick wall guarding utilising match brickwork. To facilitate this the existing hedgerow around the front and side of the front amenity space would be removed. This would also make this amenity space more useable and would facilitate a potential parking space for one car, subject to appropriate permission by Hampshire Highways for an extended dropped kerb.
- 5.7 The proposals are modest in proportion to the dwelling and are in keeping with the aesthetic of the surroundings. The development would not result in an adverse impact on the visual amenity of the locality.

- 5.8 Materials chosen for the proposal will closely match those of the existing house.

6.0 ACCESS STATEMENT

- 6.1 The primary access to the dwelling will remain through the existing front door, however with the introduction of a new contained entrance porch externally.
- 6.2 Secondary access via the rear garden will be maintained.

7.0 ECOLOGICAL AND ARBORICULTURAL STATEMENT

- 7.1 These proposals do not affect any mature trees or those with preservation orders. There are mature hedgerows to the front of the property which would require removal to facilitate both the development and rearranged access.
- 7.2 As the locality is a largely developed there is unlikely to be any impact on the ecology of the area caused by this development.

8.0 HERITAGE STATEMENT

- 8.1 The building and its location are not deemed significant regarding any heritage assets.

9.0 REFUSE COLLECTION

- 9.1 Storage of bins will remain and are not materially affected by these proposals.