

DESIGN & ACCESS STATEMENT – Rev A

In Support of Design for

Proposed single storey rear extension after
demolition of lean-to structure

At

10 London Road
Cowplain
Waterlooville
PO8 8DL

For

Mr & Mrs S Males

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

2nd May 2024

Rev A – 24/06/2024



1 LOCATION

The site is located to the eastern side of London Road, opposite the local shopping centre at Cowplain. London Road is the main A3 which gives access to Waterlooville, M27 and surrounding areas of Portsmouth, Southampton and Chichester. There are good public transport links connecting to local districts and amenities.

2 SITE USE

The semi-detached dwelling has been in our clients' ownership for the last two years and is occupied as a family house. Accommodation includes a living, dining, kitchen and utility room on the ground floor with four bedrooms located to the first, second floors together with a family bathroom.

The lean-to structure at the rear accommodates the utility room, it is past the end of its useful life and needs to be demolished.

The property benefits from a large front garden space which is utilised for car parking. There is also a shared driveway between numbers 12, 10 which gives access to our clients' detached garage. This structure we understand is used for storage purposes.

The house has a large rear garden mostly laid to lawn, there is a summer house at the bottom of the site.



Photograph of the rear of 10 London Road showing lean-to extension

3 PLANNING MATTERS

We have carried out a planning search on your website via Public Access and this property has the relevant planning history:

- Prior Approval granted for a larger house extension, ref: APP/21/00206 approved 29th March 2021. The scheme is for a flat roofed proposal running the full width of the house.

4 FLOOD RISK

We have carried out a search on The Environmental Agency website and discovered this property has a very low risk from flooding from Rivers and Sea (less than 0.1% risk per year) and a very low risk from flooding from surface water (less than 0.1% per year).

We can confirm the proposals will not increase the number of occupants at risk at this address from flooding.

5 PROPOSALS

Our clients wish to create additional habitable accommodation for their growing family and update a rather poorly designed ground floor. The proposals will include the demolition of the lean-to structure which currently provides a small utility room with a separate wc.

A single storey rear extension, dimensions 4,500mm depth x 5,400mm wide will be provided across the width of the house. The footprint will be staggered to avoid the existing foul water manhole in the driveway which connects adjacent foul drainage from nearby properties. (For information purposes we have now obtained a conditional build over agreement from Southern Water dated 14th June 2024, reference 15429)

The proposed accommodation will provide an enlarged kitchen garden room / dining space with access into the main house via removal of a section of the external wall. This will create an open plan rear space with easy access into the very large garden via patio doors. The existing kitchen area will be converted into a utility room with access into a separate wc. The wc will include a small window for natural light / ventilation purposes.

Elevations will include a crown roof structure set back in from the boundary to number 8 London Road so all the rainwater goods, overhanging soffit will be located on our clients' land. The external walls will be facing brickwork to match existing, white pvc windows, patio doors, slate roofing tiles, all to match the existing house.

The proposals in our professional opinion create an open plan layout to the rear of the house with direct access into the garden where it did not previously. This is very suitable for today's modern living standards.

6 DESIGN

As mentioned earlier the design utilises a crown roof construction which will provide an attractive pitched roof solution which harmonises with the rear of the house. It will be designed to step around the foul water manhole in the driveway which is classified as a Public Sewer under Southern Water legislation.

It appears the timber boundary fence adjacent to number 8 London Road is slightly out of square with the rear of the house, this together with a suitable gap for the overhanging soffit / rainwater goods creates a small gap as detailed on the drawings.

The eaves height will be limited to less than 3,000mm off the ground level on this boundary to reduce its impact in terms of bulk and reduction in natural light to the adjacent neighbours' windows at number 8. The overall height of the extension will be less than 4,000mm off the ground level.

Internally the proposals create a link / direct route into the garden where the original layout did not. The constraints of the original layout, dilapidated lean-to extension will now be removed.

The design to be employed in this scheme will match the existing properties in all respects and will not affect the amenities of the neighbouring houses.

We can confirm the car parking arrangements will remain as existing.

7 CONCLUSION

The proposals, in our professional opinion, will improve the internal ground floor layout to suit today's modern living standards. The materials will match the existing in all aspects, that is pvc windows, patio doors, slate roofing and facing brickwork.

Our aim for this scheme is to comply with the Permitted Development Legislation for a larger house extension. We respectfully request Havant Borough Council to support this proposal.