

4 Heartwood Gdns Cowplain PO8 8RA

DESIGN STATEMENT
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Extensions to dwelling

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Application process

Pre application advice has been sought, (GEN/22/01007) this application reflects the advice given. Response letter included with application documents.

The Site

The application site is in a backland position at the Northern end of Heartwood Gdns. The dwelling is of modest size amongst generally larger houses. The site has been extended by the purchase of land from adjacent neighbours. The area of the site is now some 750msq and is of unusual layout with respect to adjoining properties.

Hartwood Gdns is in two parts, the southern end enjoys the benefit of a public highway whereas the dwellings at Northern end access the public highway over a private roadway. We have endeavoured to establish the exact ownership. It appears that the roadway and access over it is not noted in individual house deeds but it is by way of common use assumed to be jointly owned.

Proposal

Permission is being sought for an extension to the west elevation. The dwelling as it stands is two bedroom both of which are compromised by being within the roof space. The owners now wish to extend the dwelling to include an additional ground floor bedroom with ensuite, to extend the existing lounge and provide an additional bedroom at first floor level , also ensuite.

Design

The existing dwelling is of some 100msq GIA , the proposed extension is of 99msq GIA. The extension is proposed to be a direct extrusion of the existing building following the same ridge line, eave detailing and dormers features. We are aware that this approach is not consistent with local policy which would normally require that the extension is subservient to the original, however in this case given that the extension would be to the rear/side of the dwelling and does not front a public highway we are of the view that it will not be detrimental to the character of the area. In addition given the modest scale of the host dwelling this design approach will provide a dwelling that appears well balanced and consistent with others in the close. Roofing will be matched to existing with elevations in matched brick and cedar cladding.

It will be noted that the design includes two staircases. This could imply that the ultimate intention is to divide the dwelling into two separate homes. This is not the intention. The reason for the two staircase approach is to avoid compromising Bed 1 which would have to be significantly reduced allow a corridor to be formed to access Bed 4.

As a result of the pre application enquiry a concern was raised regarding the

possible negative impact on neighbouring amenity. The roof lights on the north slope of the extension roof will be of obscured glazing and are set above eye line. The position and scale of the gable high opening with juliette balcony on the west elevation could be perceived to be overlooking adjacent gardens. We would make two points : firstly because of the unusual configuration of the site the proposed extension and opening are closest to the bottoms of the gardens of adjacent dwellings and is well away from the actual houses and secondly the potential overlook from the opening oblique and is no more than it would be from a window so positioned of similar width. This being the case we suggest that it is a matter of perception rather than actual loss of privacy.

Access and transport

The proposals have no impact on access or transport arrangements. There is ample space on site to provide three car parking spaces.