

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed two storey side extension with single storey rear extension

At

33 Harkness Drive
Waterlooville
PO7 8QU

For

Mr W Justice & Ms L Fisher

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

12th January 2022



1 LOCATION

The site is located along Harkness Drive facing southeast and is a two-bedroom semi-detached house. It benefits from a driveway, a front garden with off road car parking for two vehicles and an enclosed rear garden.

The dwelling is of masonry construction, facing brickwork, white pvc-u windows and doors with a gabled concrete interlocking tiled roof. It benefits from an enclosed rear garden, neatly laid to lawn with a small patio area.

This area is residential, with many detached, semi-detached houses, some of which have been extended and refurbished over recent years.

2 SITE USE

This house is occupied as a family dwelling, there are two bedrooms, living area, family bathroom, kitchen and bathroom. Our clients would very much like to extend the house to create additional space for their growing family having recently become parents.

3 PLANNING HISTORY

We have conducted a search on your website and have found no planning history.

4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a very low risk of flooding from rivers & sea (of less than 0.1% per year, Flood Zone 1), low risk of flooding from surface water (0.1 – 1.0% per year).

5 PROPOSALS

Our clients wish to refurbish and extend to the rear and side of this property to provide additional space for their growing family. The scheme includes a two-storey side extension, dimensions 2.725m wide x 7.130m depth with a 0.9m wide side access adjacent the boundary. This will marry into a single storey rear extension, dimensions 4.900m wide x 2.485m depth.

The scheme will create a further reception room, enlarged kitchen and shower room on the ground floor with two additional bedrooms to the first floor.

The grassed front garden and tree will be removed to allow the driveway to be enlarged to provide three off road car parking spaces suitable for a four-bedroom dwelling. The driveway will be gravel finish and will be constructed under Permitted Development Legislation. A suitable increased length of dropped kerb will be provided under Hampshire County Council Legislation.

6 DESIGN

The proposed pitched roof two storey side extension will be set back from the main frontage of the house by 0.45m to allow the roof height of the side extension to be

lower than the current ridge height. This will give the impression that the extension is 'subservient to the pair of semi-detached dwellings' when viewed from the public highway. This will allow the existing pair of semi-detached dwellings to appear as originally constructed from Harkness Drive.

The flat roofed extension will link across the rear of the house. This part of the design will have a flat roof to limit the impact in terms of scale to the adjacent neighbours. To increase natural light into the proposed plan a roof lantern will be introduced to create a pleasing space.

Sections of the existing cavity wall will be removed on the ground floor to create an open plan dining space with direct access into the extension where the kitchen will be relocated. The proposal will include a further secluded reception room facing Harkness Drive. The existing electrical and gas meter boxes will be relocated as part of the scheme.

On the first floor the current external window will be removed, opening enlarged, to allow access to two further bedrooms. We have not introduced any side windows to the south-western elevation to prevent overlooking to the adjacent properties in Tuscany Way.

Minor external alterations include a pair of double doors in lieu of the single door / glazed screen to the enclosed rear patio area. Internally a new doorway will be created to the entrance lobby to allow direct access into the new reception room by the main entrance.

The materials for these proposals will match the existing in all respects. These will be facing brickwork walls, white pvc-u windows, doors, concrete interlocking roof tiles and a pvc-u roof lantern. The flat roofed extension will use the latest single ply membrane system.

7 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme will include three off road car spaces as per Local Authority requirements. (4-bedroom unit). The front grassed garden and tree will be removed to allow the construction of a gravel driveway under Permitted Development Legislation.

8 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours. In and around this location there has been much refurbishment/enlarging of properties. This design will not be out of keeping with these properties. These proposals will enable a dwelling to be enlarged and modernised for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.