

DESIGN STATEMENT

GREEN PASTURES, LANE END DRIVE, EMSWORTH. PO10 7JH

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1. Introduction:

This Design Statement is in support of a planning application on behalf of Mr and Mrs J Knapp of Green Pastures, Lane End drive, Emsworth. PO10 7JH. The application seeks full planning permission to demolish a long brick built single garage and to build in its place a brick double garage with a home office/gym within the attic space.

2. The Site:

Green Pastures is a substantial detached dwelling sited on a large plot in the centre of Emsworth. To the north and front of the house is a single garage surrounded on the boundaries by a 1.8m high brick wall and close board fencing. There are beds of shrubs, a grassed area and a brick paved parking area/drive. To the south is a large lawned area and to the west are further beds of shrubs and an ornamental pond. At the southern end of the property are some sycamore trees.



Fig 1: View looking west over the drive to the house and garage to be replaced

The garage to be replaced is constructed with single skin facing brickwork under a pitched tiled roof. It measures 7.600m long x 3.200m wide.

To the east and 23.000m from the proposed garage of Green Pastures is Lane End House, a large former nursing home now used for sheltered/nursing accommodation.

Access to Green Pastures is via Lane End Drive off Havant Road. Lane End Drive is a private road.

Planning – In September 2014 an application for a rear conservatory was approved.
Reference number 14/00886



Fig 2: View looking east from the garage area.

The property is not within or close to the following:

- The South Downs National Park
- An Area of National or Local Nature Conservation
- An Area of Outstanding Beauty
- A Conservation Area
- An Ancient Woodland, Monument or Archaeological Site
- A Flood Zone
- A Site of Special Scientific Interest or Nature Conservation Importance



Fig.3: View looking west along the south side of the garage. The small ash tree in the picture is to be retained or re-planted as it is showing signs of ash die-back.



Fig.4: View looking at the rear west end of the garage and perimeter walls



Fig.5: View looking at the south elevation of the garage.



Fig 6: View looking south from the garage towards the garden.

3. The Proposal and Design:

The proposal is to demolish the existing single garage and replace it with a double garage with a pitched tiled roof, gable ends and a single up/over style aluminium door. The new garage will be constructed in materials up to the eaves and the roof to match the house. The upper gables will be in a fire-resistant fibrous cement weatherboard. Materials will be obtained from local sources wherever possible.

The attic space created will be used as a much-needed home office and will also double as a gym. A shower/wc will be provided. The proposal will be used strictly for the enjoyment of the dwelling house. To access the attic room a staircase will be sited inside the garage area with an external door on the south elevation. The staircase will be isolated from the garage by a fire-resistant wall in accordance with the Building Regulations.

The attic room will have 3 Velux style roof windows on the south elevation, a window in the east gable and a high-level slot window in the west gable. The latter to let light to the stair area. The location and positioning of all of the windows is such that privacy has been maintained to the neighbouring properties and there is no overlooking.

The attic room will be fully insulated to at least 10% above the current requirement of the Building Regulations. Heating will be by thermostatically controlled and timed electric radiators. PV solar panels will be fitted to the roof on the north elevation.

The existing drive will be slightly adapted to suit the new layout. Rainwater will be directed to a new soakaway and to the adjoining flower beds, which are to be retained. Foul water will discharge to an existing adjacent inspection chamber, then to the main sewer.

There are no important views about the property or important features within the grounds or important trees close to the proposal. All landscape features contributing to the character and appearance of the immediate area are to be retained and enhanced where possible with new planting and a maintenance scheme implemented. Two small leylandii bushes and a bay bush on the proposal footprint are to be removed. These will be replaced elsewhere in the garden with more appropriate species. The existing brick boundary walls and fences are to be retained.

The proposed removal of the garage will not have any implications with regard to ecology, specifically bats, as the underside of the roof is open to the garage without felt and there is no evidence of bat presence.