

Design and Access Statement 27 Lodge Road Havant

This design is for a rear single storey rear/ side annex to the property to accommodate the elderly relatives of the owners.

The site has some planning history as the owners were interested in erecting a cabin style portable building in the northern corner of the garden, due to the position and close proximity to the boundary. The case officer Heather Lealan felt the project was not appropriate for the location.

Following discussions with Ms Lealan she felt that a rear/side extension which avoided overlooking to the North eastern boundary would be more appropriate. On the basis of the recommendations, the proposal has been put together to minimise any impact on the neighbouring properties. The key points are

1. A 25% reduction in floor area from the original proposal
2. The extension is single storey to avoid overlooking
3. The extension is set well back from the North western and eastern boundaries
4. Due to the stepped nature of the site the only windows pointing to the North Eastern boundary are frosted bathroom windows which are also screen by existing hedging
5. The original garage building in the Northern corner of the site has been removed.
6. The balcony is screened to the north eastern boundary by the extension roof (ridge is 1.7m above balcony finished floor level)
7. The Balcony is screen from the north western view by a 1.8m frosted glass screen to protect the neighbours privacy. It should be noted also that the properties to the rear already have balconies at the rear (see Picture below



We believe these The design is therefore appropriate to the site and to the requirements of the previous case officer and would ask for the support of the planning officer for this application