

VARIATION OF CONDITIONS 2 & 3 - APP/20/01027
PLANNING STATEMENT

Proposed single storey rear extension with roof accommodation and flat roofed dormers,
conversion of integral double garage into habitable accommodation with external alterations,
hip to gable enlargement with raised roof and replacement dormers.
Revision to planning reference: APP/20/00301

At

Rosebud Cottage
Stakes Hill Road
Waterlooville
PO7 5UB

For

Mr & Mrs S Brewer

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

20th May 2021



1 LOCATION

Rosebud Cottage is located to the eastern side of Stakes Hill Road in Waterloo. This location is mostly residential with a mixture of detached chalet bungalows, two storey semi-detached dwellings and bungalows within the close vicinity of both Oaklands Catholic School to the north and Crookhorn College to the south.

The property consists of three bedrooms within the roof space, two of the bedrooms have limited headroom / floor area due to the roof configuration, ground floor includes kitchen with linked utility room, living, dining / bedroom 4 and integral double garage. There is a large driveway with off road parking for a number of vehicles with direct access onto Stakes Hill Road.

It has the advantage of a large secluded south-easterly garden, mostly laid to lawn with rising ground levels, mature trees and shrubbery. Crookhorn College playing fields are to the rear of the site.

The property is single storey, pitched roof with dormer windows providing accommodation (chalet style). Dormers are similarly pitched to the main elevations apart from a large flat roofed dormer facing the rear garden, see photograph below.



External elevations are white rendered walls with exposed timber framing for 'mock Tudor' effect to the main elevations facing Stakes Hill Road, dark stained pvc windows and doors with lead light details, vertical tiled gable ends and dormer

cheeks. The dormers include horizontal timber cladding to the face elevations.

2 PLANNING HISTORY

This scheme was approved on 23rd December 2020 and works commenced on site early 2021.

3 VARIATION OF CONDITION NUMBERS 2 AND 3

We have been in discussion with your Ms T Pickup, Senior Planning Officer, concerning a variation of condition numbers 2 and 3 of the recent planning permission APP/20/01027.

Our clients 'post planning permission' would like to omit the rendering to the lower elevations to the rear extension. In turn they would like to use a fibre cement weatherboarding, Cedral or similar, which would create an environmentally friendly, of minimal maintenance, to create a stunning timber effect solution to the extension.

To create a coherent elevational solution to the entire dwelling it is proposed fibre cement weatherboarding be utilised on the entire lower elevations of the dwelling. This in turn will conceal the mock 'Tudor' framing on the prominent elevations visible from the public highway. The revised solution will provide a very stylish architectural solution to this house.

Whilst construction operations have commenced there have been minor alterations to the bi-folding doors to the rear elevation which we would like to regularise. Likewise, our clients would like to increase the size of the kitchen window to the south western elevation facing Priory Barn which in our professional opinion will have very limited impact.

4 DESIGN

It is intended to use a fibre cement weatherboarding, Cedral or similar, grey in colour, which will compliment both the roofing tile and vertical tiling colours.

5 CONCLUSION

We feel these variations to condition numbers 2 and 3 will enhance the design of the scheme and will be in keeping with the mixed architectural design of the area. The comprehensive use of the fibre cement weatherboarding will create a stunning solution to the entire dwelling.

We respectfully request Havant Borough Council to support these proposals.