

HARVEY

Architecture

DESIGN AND SUPPORTING STATEMENT, Ref. DSS.P321

Re: Householder planning application at 17 Kings Road, Emsworth, PO10 7HN

This document is to be read in conjunction with our Householder application for the proposed internal alterations, two storey side and single storey rear extensions, together with a loft conversion at the above address.

Location and Status

17 Kings Road is a semi-detached house built circa early 1930s, situated in a road and area with predominantly semi-detached and detached properties of a similar period. Kings Road also contains an eclectic mix of chalet style bungalows, cottages from around the 1900s and modern style detached properties.

The proposals

We believe the proposals respect and enhance all relevant design guidelines and policies within the adopted Havant Borough Council's UDPs.

The design proposals are complimentary to the existing building and surrounding buildings, some of which have been developed in similar ways.

In addition to the existing accommodation at ground floor the proposals (see drgs. 10, 11, 12 and 13) provide an integral garage and work space, with a covered front to rear garden access, utility room, wet room and a larger family room with garden access via bifold doors to the rear.

Total additional gross floor area less existing garage is a 54 sq.m.

In addition to the existing accommodation at first floor, the proposal provides an enlarged master bedroom with a changing area and ensuite bathroom and staircase S1 giving access to the second floor (loft conversion).

Total additional gross floor area of 21 sq.m.

The loft conversion generates space to include, staircase S1 access, landing and storage, a large guest bedroom and ensuite bathroom.

Total approximate usable gross floor area excluding existing roof space is 15 sq.m.

The above proposals are sympathetic in material and detail to that of the existing building and the resultant massing stays proportional and subordinate to that of the original building. All of the proposed materials will either match or complement those of the existing house.

The proposals have no material affect on the neighbour, either visually or in terms of overlooking, as the existing one metre gap at first floor level between no. 17 and no. 15 boundary is maintained, thus preventing a terracing effect should no. 15's occupiers choose to develop similarly in the future.

There are no significant nearby trees affected by the proposals and only approximately 1500mm of boundary (to no. 19) hedging has to be removed.

We therefore believe that the proposals fall within the relevant Havant Borough Council's planning guidelines.

Harvey Architecture.

April 2016