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1527: Design & Access Statement
Planning Application for:
Western Lodge, 33 Havant Road, Emsworth

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the architects in this practice are registered as such under the architects act 1997



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introduction



Western Lodge, 33 Havant Road is a detached dwelling set back from the highway. Within the grounds of this plot is a detached double garage with an ancillary space behind. This garage building sits in the southern corner of the plot along the boundaries of two neighbouring dwellings.

The house is traditionally constructed with some nice architectural features including dormer windows. The house has been extended relatively recently with a single storey front extension. The existing garage is a simple structure with flat roof. Boundary brick walls meet and pass behind the garage between properties.

There are trees close to boundary lines including a pine tree that is close to the corner of the existing garage. This close fir tree has a high canopy that partially sails over the existing garage building.

heritage



extracted map from Historic England website – do not scale

There are two listed buildings on abounding sites to this plot. These can be seen on the extracted map image to the left.

These properties are:

1. The Cottage, 35 Havant Road & 37 Havant Road
2. Forbury, 41 Havant Road & Hearnbrook House, 39 Havant Road

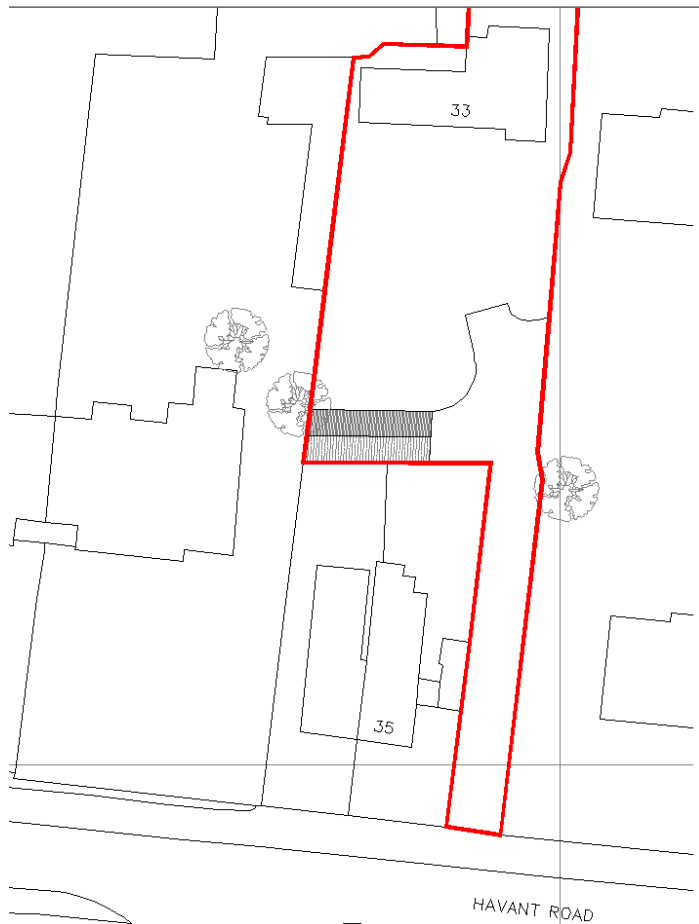
Each of these neighbouring dwellings are pairs of semi-detached houses. 35 & 37 back onto the proposal building, while 39 & 41 are to the side. Therefore, technically, 41 Havant Road does not abound the application site or have any direct relationship to the proposal building.

Each of these buildings are a distance away from the boundary walls and the proposal building. The boundary brick walls are approximately 2.0m tall and leave the existing flat roof garage exposed above the top of the wall.

The proposal garage building is constructed independently of the boundary walls and will not have to rely on these walls. The proposed pitched roof will therefore be supported independently of the boundary walls and as a result not cause any harm or impact on these walls.

This proposed development will not cause any harm or impact on either of these neighbouring listed building.

proposal



The proposed development is to replace the existing flat roof of the existing garage with a new pitched roof that will match the main house. In conjunction with the new roof a series of spaces will be created within the new roof space. These new loft spaces together with the existing ancillary space behind the garage will create a simple annex to the main house. This annex is intended to provide on site accommodation for family support staff.

The proposed roof structure will be clad with plain clay tiles to match the main house. Detailing around the gables, eaves and barge boards will match those on the main house so that it reads as a collective piece and part of the main house.

The nearby tree, which is within the neighbour plot, will be unaffected by the proposed roof as the high canopy is expected to remain out of reach. This application is supported by an arboriculturalist report that reviews and supports this conclusion.

The footprint of the existing garage will remain the same, the proposal is in essence a replacement of the flat roof with a pitched roof.

This proposal should not cause any harm or impact on either neighbour. There will be no overlooking windows and existing neighbour windows will retain their key views. Due to the orientation of the site there will be no detrimental shadow casting on neighbouring land.

conclusion

In conclusion, the proposed development is to replace the existing flat roof over an existing double garage including room behind with a new pitched roof forming habitable spaces at first floor. The proposed development would form an annexe as part of the main dwelling with rooms within the roof space and utilizing the existing room behind the garage.

The proposed development would not impact on the existing dwelling and parking arrangements, car movements would not be affected. There will not be any overlooking issues in either direction and privacy will be controlled with proposed windows only looking onto this plot's land. Dormer windows, which will match the main house, will be introduced facing the existing house. Similarly, there will be no overshadowing or blocking of any views from neighbouring properties. The proposed development will create a screen between the existing house and neighbour nearer the highway as at present views over the existing flat roof garage into each others property is possible.

Nearby trees will not be impacted by the development and the supporting arboricultural report clarifies this matter.

The property is not directly visible from the street scene as it is set back behind frontage properties. Similarly the proposal garage building in question is not visible from the street scene. Despite this the proposed development enables the building to become more in keeping through changing the flat roof to a pitched roof with matching tiles to the existing house.

The proposed development will be in keeping in scale, form and materiality with associated and neighbouring buildings.