

DESIGN AND ACCESS STATEMENT

Proposed new dormer window, repositioned entrance door and shower room to existing guest suite in double garage at;

The White House, 2 Langstone Road
Langstone, Havant PO9 1RE



This is a retrospective planning application, 22.03.2013.

(Previous consent - Application No APP/12/00955)

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ARCHITECTS

Introduction

It is proposed to upgrade the existing guest suite accommodation located within the garage, with a proposed new dormer shower room, and reposition the existing entrance door.

Existing Use

The double garage is currently used at ground floor level primarily as a garage. There is also a shower room and entrance lobby on the north side and stairwell to the upper floor.

The upper floor which was part of the original construction is used as a guest suite with windows facing south and north.

The east wall of the garage forms the boundary to the footpath in Langstone Road.

There is no proposal to increase or extend the existing building other than introduce a new dormer window to the west elevation increasing the volume of the outbuilding 236.2m³ by 3.35m³, i.e. 1.4% overall increase.

Layout

The existing entrance to the upper floor is on the north elevation in an unsighted location. The existing entrance lobby and spiral staircase is small and makes access awkward. The proposal is to relocate the entrance door to the west side directly opposite the main house with the new stairs leading directly from it to the upper level. This will provide a more convenient and secure entrance.

The existing shower room is to be repositioned near the new entrance.

The new dormer will provide better headroom and light to the centre of the room.

It is proposed to upgrade the thermal fabric of the guest suite.

Amount/Scale

The proposed dormer window is small relative to the roof and adds little to the existing volume, see above.

Landscaping

No alterations to external works are proposed. The existing trees will not be affected.

Appearance

The only new elements to show are to be treated as follows:

New entrance door – to be painted timber to match existing personnel door.

New dormer to have white weatherboard cheeks
Roof covering to be grey polymeric covering.

Access

The drive, parking and garage use will not be altered. See also above.



As Built

The proposal was not built in line with the previous planning consent Application No APP/12/00955. The 'as-built' conversion meets the same criteria and is illustrated below and on the submitted plans.



View from the west (house) indicating the built dormer with obscure glazing. These windows are in a similar position to those previously approved, i.e. no overlooking onto neighbouring property. The width of the dormer has increased over that previously approved.

The new entrance door is positioned in the same place as the previous planning permission.

The applicant was concerned that by locating the shower room at ground floor level this restricted the space in the garage too much. The shower room was then moved upstairs and consequently more headroom was required under the roof slope and the dormer was lengthened.



View from the south.
The 'as-built' dormer extends slightly further down the existing roof slope towards the house, to provide more headroom internally.

Conclusion

It is proposed that the 'as-built' dormer and refurbishment of the existing guest suite follows the principles of the previous proposals and subsequent planning consent and does not deviate from any relevant development control principles, and does not harm the amenities of neighbours; all as previously considered acceptable and approved in Application No APP/12/00955.