

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hants
PO9 2AX

11th June 2015

Dear Sir / Madam

63 Park Way, Havant, Hampshire PO9 1HH
Erection of a two storey extension to the existing house to provide an additional bedroom.

Please find enclosed the planning application for the above address. The application proposes a two storey extension to the existing house to provide an additional bedroom for the client's family.

Site Context

The site is located on Park Way, within a ten-minute walk of Havant town centre. The existing house and other buildings on Park Way are generally two-storey. The site's elevational treatment consists of render with plain clay roof tiles. This is also prevalent on neighbouring properties; brick is utilised on quite a few adjacent elevations.

Development Proposal

The property currently serves as a family dwelling. The existing building has two bedrooms, where the second bedroom is shared by the two children, one male and one female. The children are a relatively young age, but as they grow up this will not be a satisfactory situation. The proposal would provide a much needed third bedroom to ensure that each child has their own bedroom.

The design uses and enhances much of the form, scale, material treatment and context of the existing house to create an appropriate design solution. It is in keeping with the massing and scale of the surrounding context.

Layout

The proposal will enhance the spatial arrangement of the house by the provision of a much needed third bedroom. Moreover, it will create a family room, increased utility provision and a downstairs WC to enhance the layout of this family dwelling to be more effective for its current owners.

Form, Scale and Massing

The proposal balances the front elevation by breaking the building line of the existing house by the proposed gable extension. The gable extension takes its references from adjacent properties which have an extended front gable set forward from the rest of the building. The gable roof for the proposed extension would make an appropriate addition, it will create minimal overshadowing and the effect on adjacent buildings will be minimal.

The extension makes use of sprocket eaves and appropriate window proportions to be in keeping with the existing house. As the proposed gable roof is slightly lower in roof height than the existing gable roof, a hipped roof on the west elevation creates a strong connection and visual link between the existing and proposed gable roofs.

The new extension will be the same scale as the existing. All other changes are internal. The massing of the building overall is the same, as the proposed extension will be the same storey height as the existing building. Due to the minor nature of the proposal, the massing of the built environment will be unaffected.

Materials and Boundary Treatment

The proposed materials actively match the existing material treatments. The external walls use render and the gable roof uses plain clay tiles, which is the same material treatment as the existing house. The boundaries are defined by the confines of the site. The proposed development does not aim to change the existing boundary treatments. Current boundary treatments will be adhered to.

On the site plan – 5251_1100, we have included the required OS license number for the Block and Site Plan.

This application is for the extension of an existing house to provide an additional bedroom. The influence of the local surroundings and the site's context has inspired the final design to create an appropriate solution.

Yours faithfully

Rachael Smith

pp. PWP Architects