

Design Statement - PP-03307587

3, Gloucester Road - Construction of an Open Sided, Timber Structure.

Location

3 Gloucester Road is the second house on the left as you enter Gloucester Road , it is the right hand half of a semi-detached house . The back gardens of all the Semis close to the entrance of Gloucester Road are relatively small in design this is as a result of the original shape of the estate plot narrowing as it nears Stakes Road. No 3 sits on a largely triangular plot so the small rear garden is made up for by a disproportionately sized side & front garden.

Introduction:

In late March 2014 we purchased a hot tub that would be sited on an existing block paved triangular shaped hard standing to the right hand side of our property. Soon afterwards we instructed a local carpenter to undertake the construction of a roof above the Hot tub. When we enquired of him as to whether we needed planning permission his response was that it didn't need planning permission on the basis that it fell inside the rules governing permitted development. It wasn't until a day or two later that a family friend explained that in fact due to the proximity of the roof to the right hand boundary line our structure was in fact outside of permitted development , at this point we stopped further construction and contacted Havant Borough council for advice. On the 2nd of April Harriet Pitney, Assistant Planning Enforcement Officer for Havant Borough attended site and confirmed that we had in deed fallen outside of permitted development and that should we wish to retain the open sided timber structure than we would need to apply for full retrospective planning permission, hence our application.

Design

When considering the initial design of this simple timber structure with our carpenter we wanted it to remain both in keeping with the existing house and sympathetic to its surroundings. The structure is therefore free standing, self-supporting in design and rests against but not tied into the existing property. It has been sited set back from the building line so as not to be incongruous, the roof design is such that it follows the same angles as set by the existing pitch roof side located on the right of our property, the apex is lower in height so as to lessen any visual impact from the street scene and to give the appearance of it being separate to the existing property . The concrete roof tiles will be the exact match of the existing in both colour and design. Our front garden is largely bordered on both front and right side by 7ft foot conifers that screen the majority of the roof line from street level. In addition to the above the new structure is further shielded by an existing 6 foot lap larch fence which incorporates a large side access gate that affords access to the rear of the property, the gate and fences are to remain in situ as is. The location of this structure is not overlooked in any direction and due to its location and size does not impinge on any light access to neighbouring properties. Its sole purpose is for the continued enjoyment of our hot tub.