



DESIGN & ACCESS STATEMENT

83 INHURST AVENUE
WATERLOOVILLE
PO7 7QT

1.0 Introduction

This 'Design & Access Statement' accompanies a planning application made via the planning portal by Mr and Mrs R Miller for an extension to the property at 83 Inhurst Avenue, Waterloooville, PO7 7QT.

The applicant is the private owner occupier of the property and the proposals are to construct a single storey extension to the rear of the property and to extend at first floor level over an existing single storey garage structure to form a master bedroom suite.

2.0 Location of the application site

The site is located within the residential area to the south east of Waterloooville Town centre bounded by the A3, Hulbert Road, Tempest Avenue and Park Lane. Surrounding properties comprise private semi-detached and detached single and two storey dwellings set in mature landscape which creates an area with a strong suburban character. The majority of properties in the immediate vicinity have been extended to provide additional residential accommodation

At present the property comprises 3 bedrooms with an upstairs bathroom, 2 reception rooms and kitchen. The existing garage provides ancillary accommodation to the house with an external WC which opens onto the garden.

3.0 Site Description

The existing property is one of two detached houses set well back from Inhurst Avenue allowing space for off-road vehicle parking in front of the existing garage located on the eastern side of the dwelling. To the rear of the property is a large landscaped garden which is accessed via a path running alongside the western boundary. There is a paved area outside the kitchen which provide rear access from the house to the garage and outside WC.

The existing appearance comprises multi-red brickwork, white render, vertical timber boarded panels and white double glazed uPVC windows. The existing roof to the house is covered with an interlocking concrete tile. The flat roof over the garage is covered with bitumen felt.

4.0 The proposed development

The proposals are to provide additional living space at ground floor level in an extension to the rear of the property.

The property is to be extended at first floor level to provide a new master bedroom suite with en-suite bathroom. This will create a total three bedrooms of a more suitable size for a detached property of this kind in this location. Access to this new first floor room will be provided internally from the existing first floor landing via the space previously occupied by the existing separate WC.

The existing roof is to be extended to form a new matching hipped tiled roof.

5.0 Issues for consideration

Vehicular Access and Parking

The property is currently accessed directly off Inhurst Avenue and it is proposed that this arrangement is retained

There is currently one parking space within the existing garage and the existing driveway can accommodate two further vehicles parked in tandem. The proposed works will remove the existing garage space which is not of a suitable size to accommodate modern vehicles. The existing drive will be retained to provide two tandem car parking spaces in accordance with Havant Borough Council parking standards.

Amount

The proposed extension and alterations will provide an additional 25.2 m² of living space at ground floor level and an additional 16.2 m² of bedroom space at first floor level.

Layout

The new side extension will occupy the space taken up by the existing garage and will be set back off the face of the house to maintain the proportion and appearance of the existing dwelling. The extension roof will be constructed as a hip to the existing roof with a ridge positioned lower than the ridge of the existing roof.

The rear single storey extension will be constructed with a flat roof with the rear wall finished in white render. A new deck will be constructed to connect the interior and exterior spaces through sliding, folding glass doors which fully open between the kitchen and garden.

A small bay window is proposed at first floor level with obscured glass to each side to prevent any loss of privacy to the adjoining properties.

No changes are proposed to the landscaping or use of the property.

Existing refuse storage facilities and collection arrangements are to be retained.

Scale

The proposed extensions will match the scale of similar alterations to properties carried out in the neighbourhood.