

Planning Statement



8 Oaklands Grove

Cowplain,

Hants

PO8 8PS

Proposed Extension to existing first floor with dormers to roof.

Introduction

This application is for the construction of two pitched roof dormer windows to the side elevations of the above property, to create an additional bedroom at first floor level which will serve the requirements of a growing family.

Assessment

Physical

8 Oaklands Grove is a 1960's built three bedroom, two storey detached house with a light red brickwork and green tile hanging exterior and clay tiled roof. The property is not a Listed Building, nor is it in conservation area. It has previously been extended, as shown by a dashed line on the elevations, as have most of the similar houses in this location.

Social

The property is detached with a number of similar detached houses in nearby proximity. The front elevation of the property is overlooked by Oaklands Grove. The rear elevation overlooks gardens.

Involvement

The owners of the property have discussed the proposed works to the property with their adjoining neighbours. The neighbours have indicated that they would like to preserve some privacy from additional side facing windows. However, a planning application for an almost identical design was submitted in April 2014 and received no objections from either neighbour, or anybody else.

Evaluation

The proposed roof extension to the property has been designed to provide adequate modern living accommodation for a family. Currently there are three bedrooms, which for a growing family of five is now insufficient.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extension have been designed to match the existing dormer, which with its hip roof and setback from the wall plate appears less prominent than some alternative designs might.

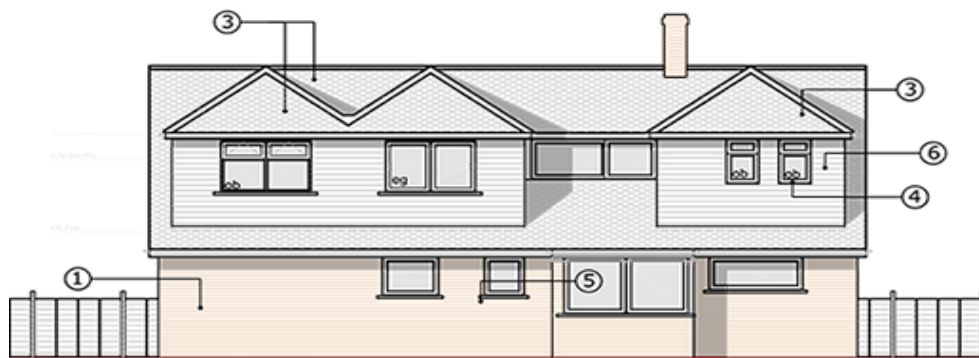
After discussions with the immediate neighbours the decision was made to apply for Planning and to include timber to the rear elevation and a clear open-able window to Bedroom 2. As Bedroom 2 in its current form has a clear and open-able roof window, we feel it is not a significant alteration to provide a clear open-able window to the dormer in this room, and being that this is the only window to this room it is important to provide sunlight. The window will also serve as an emergency egress.

All other windows to the side elevations will be obscure glazed and not open-able below 1.7m from FFL as Bedrooms 3 and 4 have a rear aspect also. We feel this is a reasonable compromise to preserve neighbours privacy.

The rear elevation has been designed with timber replacing the brickwork above window cill level which will help to break up the gable end at the rear and has been used well elsewhere on similar houses locally.

Having received a rejection to the previous application, the applicant is seeking to have this application decided by committee. The planners have also indicated that this will be a route they would hope that the application goes.

Below is a storyboard of the elevation design, showing the changes made in discussions with the planners subsequent to the previous application being refused.

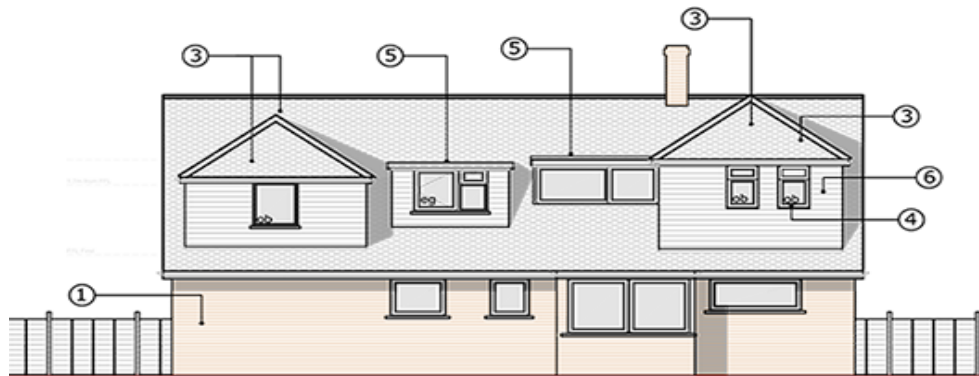


Original Application
Proposed Side Elevation (north east)

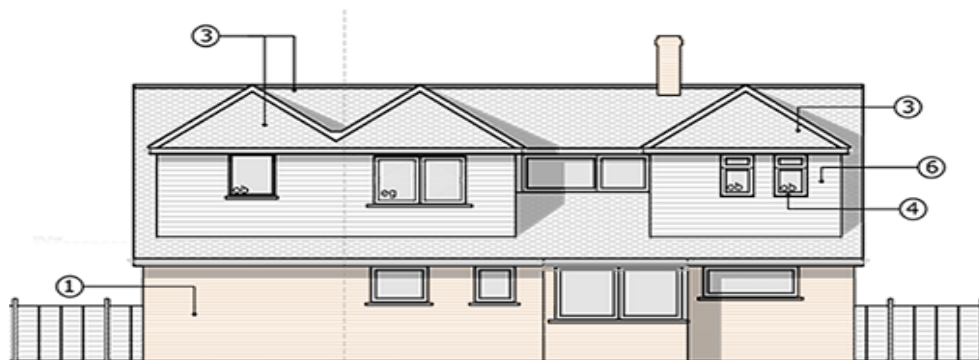


Revised Elevation for Discussion with Havant (refused informally)
Proposed Side Elevation (north east)

Materials	
①	Facing Brickwork
②	Green Tile Hanging
③	Brown Roof Tile
④	UPVC / Windows or Doors
⑤	Felt Flat Roof
⑥	Brown Tile Hanging



Side Elevation as Proposed acceptable by Havant (north east) (approved informally)



New Application Submitted October 2014
Proposed Side Elevation (north east)

As evidenced by these elevations, the design changes have been frequent and numerous. The applicant and the LPA have not been able to agree on a suitable design which provides adequate living accommodation for a growing family.

As a result of the inability to find a compromise solution that the applicant and LPA can agree, the applicant has decided to go back into planning and seek a decision by committee.

Amount

The first floor area to the existing house is approximately 63.5m² and the proposal will provide an additional 6.5m² in floor space.

Scale

The site is approximately 710m² in area.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed

Mark Davison

For and on behalf of

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