

Application for alterations to 65 Warblington Road, Emsworth

Design and Access Statement

Introduction

This document is in support of a planning application for alterations to 65 Warblington Road, Emsworth.

Context

No. 65 Warblington Road is an established residential property located within the settlement policy boundary. The site is rectangular in shape, 18 metres wide (east to west), between 56 and 63 metres in depth (north to south) and an area of 0.112 hectares.

The site is not located within a area of flood risk as defined by EA mapping.

Site description and topography

The site is located within a residential area with detached properties to the north, east, south and west.

The land within the site is relatively level with landscaping around the perimeter. There is a hard surfaced area to the south of the property, which together with the drive provides space for parking up to 4 cars. To the immediate north of the property lies a patio area. The remainder of the land within the site is laid to lawn. There are no trees of any significance within the site.

Property description

No. 65 is a detached, three storey property which is set back from the front of the plot by approximately 20 metres with a hard standing providing parking for 4 cars. The property is traditional in character with a pitched roof. The principal elevation incorporates a porch and a double height bay window. The property has been extended and includes a car port on the east elevation and a conservatory and single storey extension to the rear. There is also a dormer window with a pitched roof on the west facing roof slope. The property is rendered white with areas of hanging tiles.

Policy context

Havant Borough Core Strategy 2011:

CS16 High quality of design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

All development should demonstrate that its design:

- *Responds to, draws inspiration from and respects local context and...*
- *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths*

and depths, materials and proportions of windows and doors;

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

CS17 Concentration and distribution of development in the urban areas

Development will be permitted that makes the most effective use of land in the borough by granting planning permission that concentrates new housing, employment, retail, leisure and other development within the five urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island.

DM13 Car and cycle parking in residential development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

The proposed alterations comply with the cycle and parking requirements.

Proposed alterations

The proposed works include the following:

- Replacement of the existing first floor window on the south elevation with a juliet balcony
- Replacement of the existing hipped roof porch with a flat roof
- Addition of timber cladding to the existing bay window on the south elevation
- Replacement of existing car port with garage incorporating roof lights
- Replace existing conservatory and single storey extension with a flat roofed, single storey extension. The extension would be 1.2 metres narrower than the existing conservatory and extension and 2.0 metres greater in depth.
- Replace existing flue with a chimney

Design rationale

The proposed extension has been designed to replace the existing conservatory and single storey extension with a more cohesive solution that enhances the appearance of the host property. The proposed flat roof of the single storey extension would match the flat roof of the existing bay window and the flat roofs proposed for the garage and porch. The proposed angled roof lights are designed to enable maximum solar gain and natural daylight.

The proposed elevations will be rendered white with timber cladding to provide articulation and interest. The proposed juliet balcony would also incorporate timber louvres to tie in with the proposed timber cladding to the double height bay window. The fascias and window frames will be painted light grey.

The use of flat roofs together with the proposed simple palette of materials will provide a fresh and refined, contemporary aesthetic.

The development would comply with Building Regulations.

Impact on neighbouring properties

The proposal would be sufficiently separated from neighbouring properties so as to prevent any impact on their amenities in terms of outlook, privacy or amount of available. The proposal would therefore comply with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy).

Vehicular access and parking

The existing vehicular access would be retained in its current form. The addition of a turning circle around a central landscaped area is proposed to enable easier vehicular movement within the site. There is currently space for parking up to 4 vehicles within the site.