

DESIGN AND ACCESS STATEMENT

22 Coronation Road, Waterlooville PO7 7FA



Existing View

This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, with the formation of second floor as converted loft space.

The application follows a pre-application planning consultation with Development Control Planning Officer Jenna Shore of Havant Borough Council (Ref: **GEN/13/00754**).

Context

The existing dwelling is a semi-detached, two storey house built using traditional brick and tile. The property is a family home, situated on a residential road containing a variety of house styles of a similar theme; predominantly semi-detached and detached, brick built properties.

The rear boundary of the property backs on to industrial estate units and parking. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The loft conversion will increase the living space with comfortable proportions. The loft conversion will not increase the footprint for of the dwelling which is currently 72 square metres.

Layout

The internal use of the existing ground floor of the dwelling will remain mainly unchanged and continue to offer: entrance hall, living room, family play room, w/c, kitchen and conservatory, used as dining room. The first floor is currently offering a landing, two standard bedrooms, cot room/study and a bathroom. The second floor within the proposed converted loft area will offer a new master bedroom and en suite bathroom, with access to storage. Alterations to the existing first floor will provide an increased landing area to access to the new second floor.

Scale

The proposed loft conversion will have a rear dormer measuring externally 3.9 metres in depth from ridge, by 2.9 metres wide, by 2.4 metres high. The dormer will add an extra 5.58m³ to the roof space. No part of the scheme will, as a result of the works, exceed the height of the highest part of the existing roof. The dormer will offer a natural subservience and similar roof pitch to the existing dwelling.

The existing dwelling (7.6 metres wide, 10.1 metres long and 8.1 metres high) will remain.

Landscaping

The garden to the rear of the property will remain unchanged without the need to remove boundary planting.

Appearance

The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling. Namely wall hung tiles to match the existing dwelling together with white UPVC windows using energy efficient double glazing.

The new dormer will have a double pitched hipped roof to match the existing roof line and be finished with equivalent tiles. The roof design will have minimal impact to the neighbouring properties.

All new guttering and downpipes to match existing.

Vehicle access and parking

The property offers vehicle parking for two cars plus bike storage within the garage and will remain unchanged. Additional vehicle parking can also be found to the rear of the property. The property is within close walking distance to local public transport bus routes.

Pedestrian and cycle access

Access to the property is made from the front and side.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed loft conversion is within permitted development rules and will represent a sympathetic response to the existing dwelling and the local surrounding area. It would provide an opportunity to increase the function and habitable space of the existing property, creating a practical and well-proportioned family home.

The scheme also offers an opportunity to increase the thermal energy efficiency of the dwelling.