



May 2014

Planning Statement

Proposed
Extension to existing first floor with dormer to roof

at

8 Oaklands Grove
Cowplain,
Hants
PO8 8PS

Planning Statement

Introduction

This application is for the construction of two pitched roof dormer windows to the side elevations 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.

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 his adjoining neighbours. The neighbours have indicated that they would like to preserve some privacy from additional side facing windows.

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

Existing & Proposed Elevations

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.

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