

**1A Castle Avenue
Warblington Hants PO9 2RY**
for Mr & Mrs J Cameron

Site Photos and Proposal Notes

Issue Status:

Revision	Date	Description
-	18 June 13	Issued in support of Pre-advice consultation
A	10 Aug 13	Issued in support of Planning Application



Principal Elevation (South East view)

1A Castle Avenue is a traditionally constructed 2 storey detached residential dwelling under a pitch tiled roof located on the corner of Castle Avenue and Castle Way. The exterior is predominately face brickwork with some plain tile hanging at first floor on the Southern Elevation. The property sits central on the site with garden space to 3 sides (North, East and South) To the Northern corner of the site is an existing single flat roofed garage which has a dropped kerb access off Castle Way. The properties principle elevation faces to the South with the rear elevation facing into Castle Way. First floor windows are located on all elevations. More recently the applicant has had a new drop kerb installed on Castle Avenue to allow vehicular access to the South Eastern portion of the site to mitigate the narrowness of Castle Way for vehicular access and parking. Pedestrian access is via the principle gate located on Castle Avenue.

One mature tree is located in the South East corner of the site and this overhangs the boundary to Castle Avenue.

The site has an overall area of 0.065 hectares (651m²) measured from the Ordnance Survey Promap and a building footprint of 112.5m².



Rear North Elevation (showing existing parking facility)

Proposal:

The proposal is to remove the existing flat roofed garage structure and replace it with a single storey dual pitch roof with a $\frac{3}{4}$ hipped end to Castle Way. The proposed structure is to form extended internal living space with direct views over the East facing garden area. The new structure is inset from the Western flank wall and is to have a shallower roof pitch than the main dwelling to ensure subservience to the rear elevation. Externally the structure is to be clad with square edge timber planks and face brickwork. A number of roof lights are proposed in the East facing elevation.

In addition to the proposed living accommodation extension, the applicant wishes to relocate the garage and parking facilities from the Northern area of the site to the South Eastern portion. The existing boundary wall and fence arrangement will also be altered to allow free access onto the site via the drop kerb arrangement recently installed on Castle Avenue. A single storey oak framed structure under a plain tiled hipped roof is proposed which forms an open framed car port and an enclosed scooter and garden store facility, with a vehicular turning area allowing vehicles to exit the site in a forward gear onto Castle Avenue.

Conclusion:

On conclusion no elements of the proposal will have any detrimental effects on the neighbours with regard to overlooking or un-neighbourly type of development or a harmful impact upon the character or appearance of the area.

The proposal will not have any adverse impact on any protected species or breeding birds within the site or within the surrounding area. Should any protected species be observed within the site then mitigation should apply and the advice of English nature or a suitable specialist sought.

Soft Landscaping

It is felt that the site has sufficient soft landscaping and no additional areas are proposed.

Site Photos



Position of new Open Car port and Garden Store Structure



Proposed Turning Area (Looking East)



Recently installed drop kerb access on Castle Ave



View of property from Castle Avenue (looking South)



View of Rear extension area (looking West)



View of Rear extension area (looking South West)



View of Rear extension area (Western Boundary)