PERMIT

DESIGN & ACCESS STATEMENT

In Support of Design for

Proposed First Floor Rear Extension after Removal of Existing Room in Roof Space

At

1A Lawrence Avenue
Waterlooville
PO8 8TT

For

Miss Z Stephens & Mr M Trueman

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

9 June 2011

1 LOCATION

The property is located off Lawrence Avenue, which is an unmade road off Silvester Road. This is a residential area of Waterlooville consisting mostly of detached bungalows and chalet bungalows.

2 PLANNING HISTORY

We have carried out a planning search on your website which has revealed the following permission:

Single storey rear extension and conversion of roof space to living accommodation including dormers to front elevation, roof lights to rear elevation. Ref: 98/63230/000 granted on 22.05.1998.

This was constructed and completed in 2002/03.

3 FLOOD RISK

We have carried out a search on the environmental agency website which has revealed the property is not at risk from flooding.

4 SITE USE

The property is located at the eastern end of Lawrence Avenue. The dwelling is a detached chalet style bungalow with three bedrooms, one of which is located on the ground floor. There is off road parking for four vehicles (two behind two).

The elevations are rendered, concrete interlocking tile roof and white pvc-u window and door units.

The plot has a slight slope and is screened by 2.0m fences and hedges. The rear garden is laid to lawn.

5 THE PROPOSALS

Our clients wish to create additional roof accommodation to provide four bedrooms at first floor level in lieu of the current two bedrooms in the roof space.

One of the additional bedrooms will be used as an office as both our clients have periods where they both work from home.

6 THE DESIGN

The proposals include the removal of the existing pitched roof over the rear extension and the construction of a mansard style roof to the same.

This will allow more headroom over a larger first floor area to provide three bedrooms and ensuite where there is currently one bedroom. The two bedrooms to the rear will have windows facing the garden. The proposed bedroom to the east of the plan will have a roof light in the mansard roof.

The proposals also include the redesign of the staircase to provide a straight flight, an enlarged family bathroom and the insertion of two further roof lights to the proposed mansard roof.

The proposed mansard roof will fit snugly into the main roof of the property and will be clad in concrete tiles to match, as close as possible, the existing roof tile.

The proposals have been carefully designed not to allow overlooking to the adjacent neighbours gardens/properties.

Windows to be pvc-u to match existing.

7 ACCESS

Access arrangements both vehicular and pedestrian to the property will be unaffected by these proposals.

8 CONCLUSION

In our opinion these proposals complement the existing dwelling and do not affect the amenities of the adjoining neighbours.

The scheme has been carefully designed to visually maintain the form of the chalet bungalow when viewed from the north elevation (front).

We respectfully request Havant Borough Council to support these proposals.