



GBS Designs

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52 Lone Valley, Widley, Hampshire, PO7 5EB.

DESIGN & ACCESS STATEMENT

General Description and Usage

The proposal is to build a dormer into the roof on the front elevation that will enable a little more head room in the existing converted loft.



Front of No. 52 Lone Valley.



ARCHITECTURE & DESIGN



Planning History

Application for a loft conversion was refused last year (Havant Borough Council Ref APP/11/00346) on No. 52 Lone Valley. The main problem was the front facing dormer with a forced hipped roof (with concealed flat section) to the front elevation of the property as No. 52 Lone Valley is a corner plot so the proposed dormer was clearly visible from the side and was out of keeping with the area.

With the benefit of hindsight the forced hipped roof should never have been proposed by the previous designer. The proposal got Mr Measham's hopes up and rather unsurprisingly, given the design, the Planning Inspector turned down the subsequent appeal (Ref APP/X1735/D/11/2157699) leaving Mr Measham without the second chance of proposing a reduced scheme such as a smaller dormer in proportion with the existing house and capped with a small hipped roof; as per the drawings that accompany this design and access statement and the application.

The conversion went ahead (as can be seen from the front photo; this was with skylights) and has been signed off by Building Control. However, Mr Measham would like explore the possibility of a front facing dormer of a much reduced size than previously proposed as it would create more head room in the conversion. The conversion was carried out to the original specification (photos were taken at each stage) and as a structure the roof and joists would be capable of supporting a dormer.

Design

The proposed dormer has a number of facets:

- Aesthetically pleasing and in keeping with the location as a good many properties in the immediate surrounding area have very similar dormers in terms of proportions and style.
- In keeping with the existing house (such as the hipped roof) whilst also being subservient to the current property.
- Gives the loft conversion a little more head room.

Materials

All materials will match existing, in particular the roof tiles and windows (have been styled to match the ground floor windows).

Windows will be doubled glazed replacements with UPVC frames and low energy glass to match existing.

All materials and the method of construction will meet the current Building Regulation requirements.

Floor Levels

All floor levels will not change and are to remain at existing levels throughout.

Site Levels

As shown by the elevation drawings but not relevant given the purpose of the application.

Parking and Occupancy

Occupancy is not being increased at all and therefore there are no parking issues and will remain as current.

Boundaries

No change to any boundaries.

Access

There are no accessibility issues as access for pedestrians, vehicles or emergency services will not be restricted what-so-ever.

Summary

As shown by the sympathetic design the extension will fit nicely into the locality without any detrimental impact on neighbouring properties or the current house and there is no loss of privacy to neighbours.

