

21 NOV 2012

RECEIVED

CONTEXT

Property built early 20th century, an elegant Edwardian residence was originally the home of a well known parchment maker in Havant. The surrounding select area consists of detached houses with large gardens, close to rail and main road facilities. The applicant has carefully discussed the proposal with the owners of the adjacent dwelling, number 15, to receive their full understanding and approval, and number 7.

IMOUNT

The proposed development consists of extending the existing covered way, stores, maver and tool store along the existing eastern walled boundary, utilizing 26 sq. metres of existing and adding 40 sq. metres of living accommodation, with access for joint family use at the entrance. At present the area is a paved extension terrace to the rose arbour. All the existing stone paving will be retained for re-use.

ABOUT

The application site cannot be viewed from the highway, Montgomery Road. From the west, number 7, the site is screened by high, mature native trees, copper beech and mixed conifers, with a 2.000m. boundary fence. The northern aspect is protected by a 2.200m. high, thick leylandii hedge, well maintained and spaced, high boundary trees. From the east, number 15, a 1.530m. high brick wall with recessed panels forms the boundary surmounted by lattice open fencing with close fruit tree planting.

SCALE

The roof line and bulk of the existing single story is very minor to the grandeur of the main dwelling and it is intended that the proposed addition complies. Within the impressive garden, together with the full

2

tree surround, it is considered that the addition will blend and harmonise.

LANDSCAPING.

An existing holly tree is to be removed and a young magnolia tree carefully replanted, in a more spacious position. During construction work, a temporary fence will be erected across the main lawn affording access and garden protection. Damaged areas to be re-turfed on completion, with retained stone paving to form the new terrace and surrounding paths.

APPEARANCE

Plain clay tiles to the roof, with facing bricks to the walls will form the main structure, all to match existing in colour, material and jointing. The main west gable, with the small south entrance gable will be rendered above gutter line with colour washed cream panels, to generally match the existing house gables, including top edge moulding and beading to the new barge boards. Softwood, or uPVC windows will maintain the vertical glazing bars of the existing fanlights of the main house.

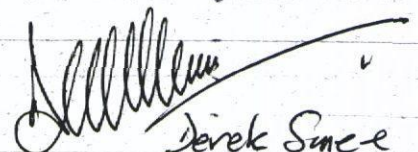
ACCESS

Gutters, soffits & fascias will be identical to existing. No alteration or addition necessary. The dwelling has two gated vehicular accesses with ample parking space. Adjacent highway and footpaths are adopted.

REF.

General Ref. Guidance Notes 3 and Applicant's Personal Statement. After consultation with the Havant Borough Council Planning Dept. on the withdrawal of the previous application AP/12/00986 the layout design is revised to form "joint use" areas within the existing covered way, from the new front joint-entrance door.

for and on behalf of Applicant.


Derek Since

20 Nov. 2012.