

DESIGN AND ACCESS STATEMENT

16 Warfield Avenue, Waterlooville PO7 7JJ



This statement has been prepared in support of the application for Full Planning Permission for the alteration of the existing dwelling, with the formation of two new pitched roof dormers front (East elevation) and rear (West elevation) as well as a new ground floor conservatory on the side (North elevation).

The application follows a pre-application planning consultation with Planning Officer Rachael Hebden, Havant Borough Council, and the enclosed proposals have been designed to take into account her comments outlined in the letter dated 28 September 2012 (Ref: GEN/12/00967)

Local neighbours have been consulted regarding the proposed design and their views considered in the planning application.

Context

The existing dwelling is a detached, two storey chalet style house, built using traditional brick. The property is a family home, situated on a residential road with a variety of styles of housing; semi-detached and detached, brick built properties (1950's and 1960's).

The rear boundary of the house backs onto the rear and side gardens of the neighbouring properties. The rear garden is private and not overlooked. The location of this house, its proportion and layout has been considered when making the design proposal.

Use

The proposed use is residential.

Amount

The dormers will increase the first floor space and create a three bedroomed family house. The conservatory extension will increase the foot print from 100m² to 122m² square metres.

Layout

The internal use of the ground floor of the existing dwelling will remain mainly unchanged and continue to offer: entrance hall, living room, dining area, kitchen and study. The new conservatory extension will offer additional family space off the main reception room.

The first floor currently offering; landing, two bedrooms and a bathroom will benefit from two additional first floor dormers to the front and rear of the house, formed within the existing roof. The dormers will allow existing storage space to be used and provide an additional third bedroom, increased area to the second bedroom and an en-suite bathroom accessed from the master bedroom.

Scale

The proposed conservatory extension 4 metres wide, by 5.5 metres long, by 3.1 metres high. Set back from the existing by 1.2 metres front and rear of the dwelling, offering a natural subservience.

The existing dwelling is (10.9 metres wide, 8 metres long and 8.2 metres high) will remain.

Landscaping

The mature gardens around the property will remain unchanged without the need to remove boundary planting.

Appearance

The new conservatory extension will be white PVC using energy efficient double glazed K Glass. This will sit on a brick dwarf wall to match the existing property.

The new front and rear dormers will be modestly pitched and tiled to match the existing roof finish. This roof design has minimal impact to the neighbouring properties. External walls of the dormers will be rendered and painted white to match the existing wall finish of the dwelling.

All new guttering and downpipes to be white PVC to match existing.

Vehicle access and parking

The property offers vehicle parking for four cars (garage x1, drive x2) and will remain unchanged.

Pedestrian and cycle access

Access to the property is made from the front.

Disabled access

Access to the property is made from the front.

Conclusion

The proposed new roof dormers and ground floor conservatory extension, represents a sympathetic response to the existing dwelling and the local surrounding area. It would provide an opportunity to increase the function and habitable space of the existing property, creating a practical and well-proportioned family home.

